



MINUTES
April 23, 2026

BOARD OF APPEALS HEARING
3:00 p.m.
City Council Chambers
Roseville Electric Building
116 S. Grant Street, 1st Floor
Roseville, CA

1. CALL TO ORDER

Chairperson Tom Rutherford called the meeting to order at 3:00 p.m. in the City Council Chambers.

2. ROLL CALL (SILENT)

The following Hearing Panel members were present:

Sharon Lawin
Art Pauly, Jr.
Tom Rutherford

The following Staff members were present:

Travis Cochran, Senior Deputy City Attorney
Lynda Risucci, Board Secretary

3. IDENTIFICATION OF CHAIR

Chairperson for the April 23, 2026 hearing was Tom Rutherford.

4. PLEDGE OF ALLEGIANCE

Chairperson Tom Rutherford led the audience in the Pledge of Allegiance.

5. PUBLIC COMMENT

No one from the public offered any comments.

6. SWEAR IN

Chairperson Tom Rutherford 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.: 22216

Appellant: Christine Morgan, 112 Glenwood Circle, Roseville, CA 95678

- Roseville Municipal Code Section 7.16.010, Licensing, One Count

The appellant, Christine Morgan, was not present at 3:00 p.m. The item was trailed to allow her 15 minutes from the commencement of the hearing to appear per the Administrative Hearing Procedures.

At 3:33 p.m., the Appellant was not present. According to section VII(A) of the rules for Administrative Hearing Procedures, if the responsible party fails to appear for the hearing within 15 minutes after the hearing commences, the responsible party's appeal will be automatically denied.

A motion was made by Sharon Lawin and seconded by Art Pauly to deny the appeal and uphold Administrative Citation No. 22216 because the Appellant failed to appear.

The motion passed with the following vote:

AYES: ALL

NOES: NONE

Chairperson Tom Rutherford signed the decision form (Exhibit 7.1-A), 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.

7.2. Administrative Citation No.: 21459

Appellant: Guifeng Xiong, 916 Puma Street, Rocklin, CA 95765
Roseville Municipal Code Section 9.10.030(A), Operating Without
Massage Permit
Roseville Municipal Code Section 9.10.030(B), Operating Without
CAMTC Certificate Or Exempt
Roseville Municipal Code Section 9.10.200(G) – Employee Dress Code

A. Staff Report:

Officer Erika Broussard offered testimony regarding the Staff Report (Exhibit 7.2-A) and Notice of Violation (Exhibit 7.2-B).

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 7.2-C) was received by the Roseville City Attorney's Office on February 13, 2026 and was provided to the panel in advance of the hearing for review.

Appellant Guifeng Xiong, via her attorney, Paul Horcher, and interpreter Margaret Chin, testified and presented Exhibit 7.2-D, in support of the appeal.

Exhibit 7.2-D:

1. Declaration of Appellant Guifeng Xiong in Support of her Appeal of Administrative Citation #21459; and,
2. Copy of correspondence dated April 13, 2026 to Zhongmei Jiao and Stephen Brown from Dominick Casey, City Manager, City of Roseville, regarding Final Decision After City Manager Appeal Hearing of Decision to Revoke Massage Business Permit 2024-00000121-Oasis Massage (7456 Foothills Blvd., Ste. 10, Roseville, CA, 95747.

C. Rebuttals and Panel Questions:

Officer Erika Broussard offered rebuttal testimony and answered panel questions.

Appellant Guifeng Xiong's attorney, Paul Horcher, offered rebuttal testimony and answered panel questions.

D. Panel Discussion and Decision:

The panel discussed the evidence and testimony presented for Administrative Citation No. 22159.

Senior Deputy City Attorney, Travis Cochran, provided clarification to the panel of Roseville Municipal Code Section 9.10.030(A), Operating Without a Massage Permit.

In regard to the following violations of the Roseville Municipal Code sections:

Roseville Municipal Code Section: 9.10.030(A), Operating Without Massage Permit

Roseville Municipal Code Section: 9.10.030(B), Operating Without CAMTC Certificate; and,

Roseville Municipal Code Section: 9.10.200(G), Employee Dress Code

a motion was made by Sharon Lawin and seconded by Art Pauly to deny the appeal and uphold the violations because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.

The motion passed with the following vote:

AYES: ALL

NOES: NONE

Chairperson Tom Rutherford signed the decision form (Exhibit 7.2-E), 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.

7.3. Administrative Citation No.: 22066

Appellant: Yan Yan Zhang

Roseville Municipal Code Section 9.10.030(A) - Operating Without
Massage Business Permit;

Roseville Municipal Code Section 9.10.030(B) - Operating Without
CAMTC Certificate or Exempt;

Roseville Municipal Code Section 9.10.200(E) - Failure to Display of
CAMTC Certificate or Exempt;

Roseville Municipal Code Section 9.10.200(F) - Employee/Independent
Contractor Reporting;

Roseville Municipal Code Section 9.10.210(K) - Window Coverings

Roseville Municipal Code Section 9.10.220(B) – Linen

Roseville Municipal Code Section 9.10.220(H) - Client Records

Roseville Municipal Code Section 9.10.220(D) – Alcohol

A. Staff Report:

Officer Erika Broussard offered testimony regarding the Staff Report
(Exhibit 7.3-A) and Notice of Violation (Exhibit 7.3-B).

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 7.3-C) was received by
the Roseville City Attorney's Office on February 04, 2026 and was
provided to the panel in advance of the hearing for review.

Appellant Yan Yan Zhang, via interpreter Margaret Chin, and her
attorney, Paul Horcher, testified in support of the appeal and
presented Exhibit 7.3-D, in support of the appeal. Mr. Horcher
began the hearing by requesting a Motion to Dismiss the citation.
Senior Deputy City Attorney, Travis Cochran, advised the panel that
Mr. Horcher's request for a Motion to Dismiss was outside the
jurisdiction of the panel. Mr. Horcher was provided with an
additional five (5) minutes to present the merits of the citation.

Exhibit 7.3-D:

1. Notice of Citation No.: 22066;

2. Copy of Board of Barbering and Cosmetology Establishment License No.: A371652, Spa & Yan Yan, Owner Yan Yan Zhang, issued August 01, 2025;
3. Copy of Board of Barbering and Cosmetology License No.: KK 649082 issued to Yan Yan Zhang, valid until 12/30/2026;
4. Copy of California Business & Professions Code Section 7316, Practice of Barbering; Practice of Cosmetology (emphasis added);
5. Copy of City of Roseville Business License Certificate, License Number 00855697, issued to Yan Yan Zhang, August 30, 2025 Effective Date August 30, 2025 to December 31, 2025
Description: Facial, Scalp & Head Spa, Nails, Barber, Waxing
Business Name: Beauty Salon, 1050 Melody Lane, #120, Roseville, CA 95678-5200
Business Owner: Yan Yan Zhang
6. Copy of City of Roseville Business License Certificate License No. 0085697 issued to Peiyun Qin 11/28/2025 Effective Date November 28, 2025 to December 31, 2025
Description: Therapeutic Massage Services Including Foot
Business Name: Master Massage, 1050 Melody Lane, #120, Roseville, CA 95678-5200,
Business Owner: Peiyun Quin;
7. Copy of City of Roseville Business License Certificate License No. 00855697 issued to Yan Yang Zhang 01/01/2026 Effective Date: January 01, 2026 to December 31, 2026
Description: Facial, Scalp & Head Spa, Nails, Barber, Waxing
Business Name: Beauty Salon, 1050 Melody Lane, #120, Roseville, CA 95678-5200,
Business Owner: YanYan Zhang
8. Eight (8) Photographs of Spa & Yan Yan; and,
9. Copy of December 17, 2025 email to Travis Cochran, Senior Deputy City Attorney, from Paul Horcher, Esq., with two photograph attachments.

C. Rebuttals and Panel Questions:

Officer Erika Broussard offered rebuttal testimony and answered panel questions.

Paul Horcher, attorney for Appellant Yan Yan Zhang, offered rebuttal testimony. Appellant Yan Yan Zhang, through her interpreter Margaret Chin, answered panel questions.

D. Panel Discussion and Decision:

The panel discussed the evidence and testimony presented for Administrative Citation No.: 22066.

Travis Cochran, Senior Deputy City Attorney, provided clarification regarding the dates listed on the administrative citations. Mr. Cochran advised the panel that their scope of authority is to consider the validity of the violations and if they occurred.

In regard to the following violations of the Roseville Municipal Code sections:

Roseville Municipal Code Section 9.10.030(A) - Operating Without Massage Business Permit;
Roseville Municipal Code Section 9.10.030(B) - Operating Without CAMTC Certificate or Exempt;
Roseville Municipal Code Section 9.10.200(E) - Failure to Display of CAMTC Certificate or Exempt;
Roseville Municipal Code Section 9.10.200(F) - Employee/Independent Contractor Reporting;
Roseville Municipal Code Section 9.10.210(K) - Window Coverings
Roseville Municipal Code Section 9.10.220(B) – Linen
Roseville Municipal Code Section 9.10.220(H) - Client Records
Roseville Municipal Code Section 9.10.220(D) – Alcohol

a motion was made by Sharon Lawin and seconded by Art Pauly to deny the appeal and uphold the violations because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.

The motion passed with the following vote:

AYES: ALL

NOES: NONE

Chairperson Tom Rutherford signed the decision form (Exhibit 7.3-E), 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 Art Pauly and seconded by Sharon Lawin to adjourn the hearing.

AYES: ALL

NOES: NONE

Chairperson Tom Rutherford adjourned the April 23, 2026 hearing at 4:28 p.m.

Lynda Risucci
Board Secretary

EXHIBIT 7.1-A



City Attorney
311 Vernon Street
Roseville, California 95678

CITATION APPEAL DECISION

Name of Appellant: Christine Morgan

Administrative Citation No. 22216

Roseville Municipal Code Section: 7.16.010, Licensing, One Count

- 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.
- 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.
- 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: April 23, 2026

By:

Tom Rutherford
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: Thursday, April 23, 2026 at 3:00 p.m.
Appellant: Guifeng Xiong, (Oasis Massage 7456 Foothills Blvd, Ste 10)
Citation: 21459

Narrative:

On 1/24/2026 at approximately 1730 hours, CSO Broussard was enroute to the Roseville Police Department for an unrelated overtime operation when CSO Broussard had the opportunity to drive down Foothills Blvd. Oasis Massage is located at 7456 Foothills Blvd, Ste 10. As CSO Broussard drove by this location, CSO Broussard noted the "OPEN" sign was on and illuminated and visibility into the interior reception/waiting area was obstructed by curtains, blinds and plants in large vases situated on the interior of the windows. This is a violation of RMC 9.10.210(K). The owner(s) of the business are Zhongmei Jiao and her spouse, Stephen Brown.

On 1/24/2026 at approximately 1800 hours, Officer's N. Detmer, B Mayorga, E Wyke and CSO Broussard arrived at Oasis Massage (7456 Foothills Blvd, Ste 10) for an unannounced compliance check. Upon arrival, the business had an illuminating "OPEN" sign hanging in the front window above the front door and visibility into the interior reception/waiting area was obstructed by curtains, blinds and plants in large vases situated on the interior of the windows.

Upon entering the business, two Asian females were located in a massage room. One Asian female was face down on the massage table, nude with a sheet covering her lower extremities and the other Asian female was conducting a massage on the Asian female. CSO Broussard noted the Asian female conducting the massage was wearing a short light blue dress with white flowers with a scoop neck, white socks and light blue fuzzy slippers and she was identified via her California driver's license as Guifeng Xiong. Xiong claimed she was not an employee and could not produce a CAMTC certification. Guifeng did not have current/active Roseville Police Department Massage Business Permit to conduct massage services in the City of Roseville and had not previously been reported as an employee of the business by the business owners.

CSO Broussard issued citation #21459 for the violations noted above, specifically:

- RMC 9.10.030(A) RMC 9.10.030(B)
- RMC 9.10.200(G)

Violation RMC 9.10.030(A) – Operating Without Massage Permit

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

Violation RMC 9.10.030(B) – Operating Without Massage CAMTC Certificate

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

Violation RMC 9.10.200(G) – Employee Dress Code

All owners, managers, massage professionals, other employees and independent contractors of the massage business shall be fully clothed at all times while furnishing massage services.

As a result of this same inspection, Citation #22073 was issued to Zhongmei Jiao, Business Owner of Oasis Massage. It should be noted that cite #22073 was issued specifically for violation of RMC 9.10.200(F)- Employee Reporting, resulting from Xiong's providing of massage services at the business. CSO Broussard received confirmation from the City Attorney's office on 3/9/2026 that Jiao paid the citation in full without appeal or dispute. Furthermore, a check of the Roseville Police Department database shows Xiong was personally contacted at Oasis Massage on 3/11/2021, 5/26/2021 and 7/9/2021 during inspection of the business when the business was operating without a valid massage business permit and had unreported employees

Violation RMC 9.10.200(F) – Employee Reporting

No owner and/or manager shall employ or retain any person as a massage professional or otherwise allow any person to provide massage services for compensation who does not have an active and valid CAMTC certificate or exemption certificate. Every owner or manager shall report to the chief of police any change of employees or independent contractors, whether by new or renewed employment, contractual relationship, discharge or termination or other type of separation, on the form and in the manner required by the chief of police. The owner or manager shall provide the name of the employee or contractor and the date of the applicable change within seven calendar days of the date of the change.

Respectfully Submitted,

Erika Broussard
Community Service Officer II/Permit Coordinator

Attachment(s):

- Roseville Police Department Police Report & Inspection Checklist & Photographs from January 24th inspection
- Email correspondence between CSO Erika Broussard and California Massage Therapy Council BRD Liaison and corresponding CAMTC letter regarding CAMTC Certification Status
- Placer County Sheriff's Office Promise to Appear (PTA) Report for Guifeng Xiong, dated 6/5/2025, and photos from corresponding Rocklin PD inspections
- Placer County Superior Court Minutes & Release Terms and Conditions for Guifeng Xiong
- Citation 22073 issued to Zhongmei Jiao, business owner of Oasis Massage, reflecting violation for failing to report massage employee, which violation was not appealed and the citation was unpaid (unreported employee was Guifeng Xiong)



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

CASE NUMBER:
2026-00004795
ASSOCIATED CASE NUMBER:

REPORTED DATE/TIME: **1/24/2026 17:48** OCCURRED FROM DATE/TIME: **01/24/2026 17:48** OCCURRED TO DATE/TIME: **01/24/2026 17:48**

OCCURRED INCIDENT TYPE: **MUNI CODE VIOLATION** LOCATION OF OCCURRENCE: **7456 FOOTHILLS BLVD 10
ROSEVILLE, CA 95747**

ROUTE TO:
 Placer DA Sac DA Parole
 Placer Probation Sac Probation CPS Other **CAO/CAMTC**

STATUS / DESCRIPTION	CLASS
01 9.10.030(A) RMC-I MESSAGE ESTABLISHMENT-UNLAWFUL TO OPERATE W/OUT PERMIT	INFRACTION
02 9.10.030(B) RMC-I DIPLOMA/CERTIFICATE OF GRADUATION FROM APPROVED MASSAGE SCHOOL	INFRACTION
03 9.10.200(A) RMC-I DESIGNATED MGR/OWNER PRESENT	INFRACTION

SUBJECT TYPE: **VICTIM** NAME (LAST, FIRST, MIDDLE SUFF.): **CITY OF ROSEVILLE,** DOB:

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

SCHOOL EMPLOYER NAME/ADDRESS: EMAIL:

CL NUMBER / STATE: PRIMARY PHONE: PHONE #2: PHONE #3:

RACE: SEX: HEIGHT @ RANGE: WEIGHT @ RANGE: HAIR: EYE COLOR: AGE @ AGE RANGE:

SCAR / MARK / TATTOO:

CLOTHING DESCRIPTION:

SUBJECT TYPE: **CITED** NAME (LAST, FIRST, MIDDLE SUFF.): **JIAO, ZHONGMEI** DOB:

RELATED OFFENSE: ADDRESS (STREET, CITY, STATE, ZIP):

SCHOOL EMPLOYER NAME/ADDRESS: EMAIL:

CL NUMBER / STATE: PRIMARY PHONE CELL PERSONAL: PHONE #2: PHONE #3:

RACE: SEX: HEIGHT @ RANGE: WEIGHT @ RANGE: HAIR: EYE COLOR: AGE @ AGE RANGE:

SCAR / MARK / TATTOO:

CLOTHING DESCRIPTION:

SYNOPSIS	Unlawful dissemination of this restricted information is prohibited.
<p>On 1/24/2026 at approximately 1800 hours, I conducted an unannounced massage compliance inspection of Oasis Massage (7456 Foothills Blvd, Ste 10) with the assistance of Roseville Police Department officers and violations were noted.</p>	<p>Released to: _____</p> <p>Date/Badge: _____</p>

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID# **3070 BROUSSARD** DATE / TIME **01/29/2026 13:25** APPROVED BY **HAGERMAN, MICHAEL** **01/29/2026**



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2026-00004795
 ASSOCIATED CASE NUMBER:

ADDITIONAL OFFENSES

	STATUTE / DESCRIPTION	CLASS
04	9.10.200(E) RMC-I MESSAGE DIPLOMA OR CERTIFICAT OF GRADUATION FOR EACH MESSAGE PROFESSIONAL	INFRACTION
05	9.10.200(F) RMC-I EMPLOYEE AND INDEPENDENT CONTRACTOR REPORTING	INFRACTION
06	9.10.200(G) RMC-I MESSAGE EMPLOYEE DRESS CODE	INFRACTION
07	9.10.210(F) RMC-I MESSAGE ESTABLISHMENT TOILET FACILITIES	INFRACTION
08	9.10.210(K) RMC-I MESSAGE EST FRONT WINDOWS SHALL NOT BE COVERED	INFRACTION
09	9.10.220(A) RMC-I OWNER OF MESSAGE EST SHAL PROVIDE DISINFECTING SUPPLIES	INFRACTION
10	9.10.220(B) RMC-I MESSAGE EST SHAL NOT PERMIT SHARED USE OF TOWLES	INFRACTION
11	9.10.220(C) RMC-I MESSAGE EST SHALL NOT BE USED AS LIVING QUATERS	INFRACTION
12	9.10.220(H) RMC-I MESSAGE OWNER/MNGR CHALL KEEP RECORD OF CUSTOMERS/CLIENTS	INFRACTION
13		
14		
15		

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

PREPARED BY - 3070 BROUSSARD	DATE / TIME 01/29/2026 13:25	APPROVED BY HAGERMAN, MICHAEL 01/29/2026
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**City of Roseville
Police**
1051 Junction Blvd, Roseville CA 95778
CRIME / INCIDENT REPORT

CASE NUMBER:
2026-00004795
ASSOCIATED CASE NUMBER:

ADDITIONAL SUBJECTS

SUBJECT TYPE CITED		NAME (LAST, FIRST, MIDDLE SUFFIX) XIONG, GUIFENG		DOB [REDACTED]	
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP) [REDACTED]			
SCHOOL/EMPLOYER NAME/ADDRESS			EMAIL		
DL NUMBER / STATE [REDACTED]		PHONE #1		PHONE #2	
PHONE #3		PHONE #4			
RACE	SEX	HEIGHT or RANGE	WEIGHT or RANGE	HAIR	EYE COLOR
AGE or AGE RANGE					
SCAR / MARK / TATTOO					
CLOTHING DESCRIPTION					
SUBJECT TYPE MENTIONED		NAME (LAST, FIRST, MIDDLE SUFFIX) OASIS MESSAGE,		DOB [REDACTED]	
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP) 7466 FOOTHILLS BLVD 10 ROSEVILLE, CA 95747			
SCHOOL/EMPLOYER NAME/ADDRESS			EMAIL		
DL NUMBER / STATE		PRIMARY PHONE BUSINESS (916)782-5501		PHONE #2	
PHONE #3		PHONE #4			
RACE	SEX	HEIGHT or RANGE	WEIGHT or RANGE	HAIR	EYE COLOR
AGE or AGE RANGE					
SCAR / MARK / TATTOO					
CLOTHING DESCRIPTION					
SUBJECT TYPE MENTIONED		NAME (LAST, FIRST, MIDDLE SUFFIX) [REDACTED]		DOB [REDACTED]	
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP) [REDACTED]			
SCHOOL/EMPLOYER NAME/ADDRESS			EMAIL		
DL NUMBER / STATE		PRIMARY PHONE CELL PERSONAL		PHONE #2	
PHONE #3		PHONE #4			
RACE	SEX	HEIGHT or RANGE	WEIGHT or RANGE	HAIR	EYE COLOR
AGE or AGE RANGE					
SCAR / MARK / TATTOO					
CLOTHING DESCRIPTION					
SUBJECT TYPE MENTIONED		NAME (LAST, FIRST, MIDDLE SUFFIX) [REDACTED]		DOB [REDACTED]	
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP) [REDACTED]			
SCHOOL/EMPLOYER NAME/ADDRESS			EMAIL		
DL NUMBER / STATE		PRIMARY PHONE CELL PERSONAL		PHONE #2	
PHONE #3		PHONE #4			
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 01/29/2026 13:25		APPROVED BY HAGERMAN, MICHAEL 01/29/2026	



**City of Roseville
Police**
1951 Junction Blvd, Roseville CA 95678
CRIME / INCIDENT REPORT

**CASE NUMBER:
2026-00004795**
ASSOCIATED CASE NUMBER:

ADDITIONAL SUBJECTS

SUBJECT TYPE MENTIONED		NAME (LAST, FIRST, MIDDLE, SUFFIX) [REDACTED]				DOB [REDACTED]
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
[REDACTED]						
CLOTHING DESCRIPTION						
SUBJECT TYPE MENTIONED		NAME (LAST, FIRST, MIDDLE, SUFFIX) [REDACTED]				DOB [REDACTED]
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP) [REDACTED]				
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
[REDACTED]						
CLOTHING DESCRIPTION						
SUBJECT TYPE		NAME (LAST, FIRST, MIDDLE, SUFFIX)				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
[REDACTED]						
CLOTHING DESCRIPTION						

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID#
3070 BROUSSARD

DATE / TIME
01/29/2026 13:25

APPROVED BY
HAGERMAN, MICHAEL 01/29/2026



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2026-00004795
 ASSOCIATED CASE NUMBER:

NARRATIVE

(Cited/Suspect) Zhongmei Jiao, Business Owner- Oasis Massage

(Cited/Suspect) Guifeng Xiong

(V) City of Roseville

(M) Oasis Massage

(M) [REDACTED] spouse of Jiao/business partner, Oasis Massage (CAMTC # [REDACTED])

(M) [REDACTED] Massage therapist/onsite manager, Oasis Massage (CAMTC # [REDACTED])

(M) [REDACTED]

(M) [REDACTED] (CAMTC # [REDACTED])

RELATED CASE(S):

Roseville PD 2021-13270 Massage compliance inspection 7456 Foothills Blvd Ste 10. Business owned by [REDACTED] was conducting business without a valid massage business permit. Guifeng Xiong was conducting a massage on a client at the time of the inspection.

Roseville PD 2021-29357 Massage compliance inspection 7456 Foothills Blvd Ste 10. Business owned by [REDACTED] and Zhongmei Jiao was conducting business without a valid massage business permit. Guifeng Xiong was conducting a massage on a client at the time of the inspection.

Roseville PD 2021-38356 Massage compliance inspection 7456 Foothills Blvd Ste 10. Business owned by [REDACTED] and Zhongmei Jiao was conducting business without a valid massage business permit. Guifeng Xiong was located in the business at the time of the inspection.

Roseville PD 2024-50589 Massage compliance inspection 7456 Foothills Blvd Ste 10. Business owned by [REDACTED] and Zhongmei Jiao was cited for multiple violations.

Roseville PD 2025-6004 Massage compliance inspection 7456 Foothills Blvd Ste 10. Business owned by [REDACTED] and Zhongmei Jiao was cited for multiple violations.

BODY WORN CAMERA (BWC): Officer's N. Detmer, B Mayorza & E Wyke

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.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID:
3070 BROUSSARD

DATE TIME:
01/29/2026 13:25

APPROVED BY:
HAGERMAN, MICHAEL 01/29/2026



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2026-00004795
 ASSOCIATED CASE NUMBER:

NARRATIVE (continuation)

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 1/24/2026 at approximately 1800 hours, I conducted an unannounced massage compliance inspection of Oasis Massage (7456 Foothills Blvd, Ste 10) with the assistance of Roseville Police Department officers and violations were noted.

INVESTIGATION:

On 1/24/2026 at approximately 1730 hours, I was enroute to the Roseville Police Department for an unrelated overtime operation when I had the opportunity to drive down Foothills Blvd. Oasis Massage is located at 7456 Foothills Blvd, Ste 10. As I drove by this location, I noted the "OPEN" sign was on and illuminated and visibility into the interior reception/waiting area was obstructed by curtains, blinds and plants in large vases situated on the interior of the windows. This is a violation of RMC 9.10.210(K).

The owner(s) of the business Zhongmei Jiao ([REDACTED]) were previously cited for this violation 9/19/2024 (2024-50589, Cite #22388)

Per the Roseville Police Department permit module, Oasis Massage (7456 Foothills Blvd, Ste 10) has an active massage business permit issued to Zhongmei Jiao #2024-00000121 (10/18/2024-10/18/2026). Jiao's spouse, [REDACTED] is her business partner and registered as an onsite manager. [REDACTED] and [REDACTED] are also employees of Oasis Massage and registered as massage therapists who are also onsite manager/responsible(s).

Upon conducting an online search of the City of Roseville Business license portal (HDL), I located a business license under the business name "Pebbles Massage, LLC DBA Oasis Massage Therapy" issued to Zhongmei Jiao and Stephen Brown. The license #00838443 indicated the status was active as of 8/1/2018 and is current (1/1/2026-12/31/2026).

I conducted an online search of the California Massage Therapy Council website and discovered [REDACTED]'s CAMTC certification #94268 had expired on 8/7/2025. CAMTC Liaison confirmed [REDACTED]'s CAMTC certification expired on 8/7/2025; a recertification application was received on 5/12/2025 and has been under review by the Background Review Department. [REDACTED] did not report this change of status to the Roseville Police Department.

On 1/24/2026, I located information on Rubmaps.ch pertaining to Oasis Spa (7456 Foothills Blvd, Ste 10). Rubmaps is a website used to discuss and review Massage Parlors related to prostitution and

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID# 3070 BROUSSARD	DATE / TIME 01/29/2026 13:25	APPROVED BY HAGERMAN, MICHAEL 01/29/2026
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City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2026-00004795
 ASSOCIATED CASE NUMBER:

NARRATIVE (continuation)

sexual activity at massage parlors. I noted this location had 46 reviews of the business between the dates of 4/30/2015-1/23/2026. I utilized the snipping tool to collect 9 screenshots of the most recent reviews between the dates of 11/15/2021-1/23/2026 and attached them to this report for reference.

I also conducted an online search of the business phone number (916-782-5501) and located advertising for the business on Hot.com and Findtheseven.com. These websites are used to advertise adult content related to escort services and sexual activity at massage parlors. I utilized the snipping tool to collect 2 screenshots of the advertisements and attached them to this report for reference.

Based upon the above information, I conducted an unannounced massage compliance inspection of Oasis Massage (7456 Foothills Blvd, Ste 10) with the assistance of Roseville Police Department officers and violations were noted.

On 1/24/2026 at approximately 1800 hours, Officer's N. Detmer, B Mayorga, E Wyke and I arrived at Oasis Massage (7456 Foothills Blvd, Ste 10) for an unannounced compliance check.

Upon arrival, the business had an illuminating "OPEN" sign hanging in the front window above the front door and visibility into the interior reception/waiting area was obstructed by curtains, blinds and plants in large vases situated on the interior of the windows.

Upon entering the business, the front lobby had a lamp illuminated and the rest of the business was dimly lit. An Asian adult female immersed from behind a curtain behind a desk in the lobby. From prior inspections, I was familiar with this area behind the curtain as being designated as an employee breakroom. The Asian adult female was identified as [REDACTED] via a USA Visa ([REDACTED]) and People's Republic of China passport ([REDACTED]).

Two Asian females were located in a massage room. One Asian female was face down on the massage table, nude with a sheet covering her lower extremities and the other Asian female was conducting a massage on the Asian female. I noted the Asian female conducting the massage was wearing a short light blue dress with white flowers with a scoop neck, white socks and light blue fuzzy slippers.

Officers located a light switch to turn on lights inside the business, and I utilized Language Line to communicate with the three women who advised their preferred language was Mandarin.

The Asian females were identified via their California driver's license as Guifeng Xiong (light blue dress providing massage) and [REDACTED] (female receiving massage). None of the women could provide CAMTC credentials upon request. [REDACTED] insisted she was not an employee of Oasis, she was only there to get a massage from Xiong. [REDACTED] got dressed, collected her belongings from the massage room and was free to leave with no further action.

Officer N Detmer assisted me with inspecting the business while Officer's Mayorga and Wyke stood by with [REDACTED] and Xiong. In the employee room behind the curtain, I located two purses belonging to [REDACTED] and Xiong. Xiong's purse contained a large amount of US currency in \$10, \$20, \$50 and \$100 denominations along with two USA Employment Authorization Document cards issued in her name.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ICM
3070 BROUSSARD

DATE / TIME
01/29/2026 13:25

APPROVED BY
HAGERMAN, MICHAEL 01/29/2026



City of Roseville
Police
 1851 Junction Blvd, Roseville CA 95678

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NARRATIVE (continuation)

I inspected another room that appeared to be designated as a kitchen. It contained a full-size refrigerator, metal lockers and a table. The table contained cardboard boxes with freshly cooked pizza, bananas, oranges and other miscellaneous food in plastic containers.

I concluded the inspection and noted the violations on a Roseville Police Department Massage Business Inspection sheet.

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

At no time "during" the inspection was either of the owners ([redacted] or Jiao) or onsite managers/responsible ([redacted]) present. Xiong and [redacted] have never been reported as employee's of Oasis Massage.

[redacted] arrived as the inspection had concluded and we were exiting the building. I advised [redacted] there were multiple violations noted during this inspection and that a report would be forwarded to the City Attorney. Brown immediately began to raise the blinds in the front window of the business.

Based upon the violations noted during the inspection, I issued the following Complaint Cites to Jiao #22073 and Xiong #21459.

I transferred all photos taken at the time of inspection (37) to a DVD-R and booked it into Roseville Police Department evidence. (E1066-26)

I later obtained a criminal history report of Xiong and it yielded the following information: 11359(B) HS conviction on 10/11/2017 Sacramento- 3 Years probation and 60 days jail.

Xiong is also currently pending criminal charges in Placer County Superior Court #62-206132 for the following in Rocklin Police Department: RNMC5.20.030(a) No Massage Business Permit, RNMC5.20.030(b) Operating with uncertificated massage therapist, RNMC5.20.200(E) No display of CAMTC certificate, RNMC5.20.200(g) Furnishing massage services while not fully clothed, RNMC5.20.210(D) Massage operating requirements, RNMC5.20.210(H) Massage operating requirements, RNMC5.20.210(J) Massage Tables-No beds/mattresses on premises, RNMC5.20.200(C) Prohibited Massage of a clients body areas without consent and RNMC5.20.220(H) No customer records.

I obtained reports from Rocklin Police Department involving Xiong and attached them to this report for reference.

Per CAMTC Liaison, Xiong was denied CAMTC certification for inadequate evidence of sufficient education effective 11/9/2017. I obtained a copy of the CAMTC Notice of Final Decision on Application for Certification dated 6/19/2019 and attached it to this report for reference.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: ID# 3070 BROUSSARD	DATE TIME 01/29/2026 13:25	APPROVED BY HAGERMAN, MICHAEL	01/29/2026
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City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95878

CASE NUMBER:
2026-00004795
 ASSOCIATED CASE NUMBER:

NARRATIVE (continuation)

RECOMMENDATIONS:

Forward to City Attorney's office for review.

Forward to California Massage Therapy Council complaints@camtc.org

Suspension/Revocation of Massage Business Permit issued to Zhongmei Juao and [REDACTED]
 (Oasis Massage 7456 Foothills Blvd Ste 10, 2024-00000121 10/18/2024-10/18/2026)

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY ID# 3070 BROUSSARD	DATE TIME 01/29/2026 13:25	APPROVED BY HAGERMAN, MICHAEL 01/29/2026
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**Roseville Police Department
Massage Business Inspection**

2026-00004795

Business Name: Oasis Massage

Date: 1/24/2026

Business Address: 7456 Foothills Blvd, Ste 10

Owner Name: Zhongmei Jiao

Manager (if on site): None Present

C - Compliance

V - Violation / Noncompliance

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

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

If noncompliant, provide additional details: Guifeng Xiong was located inside the massage establishment conducting a massage on a female identified via California driver's license as [REDACTED]. Xiong did not have a massage business permit or pending application for a massage business permit at the time of the inspection. Xiong had not been previously reported as an employee or independent contractor working at this location.

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

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

If noncompliant, provide additional details: Guifeng Xiong was located inside the massage establishment conducting a massage on a female identified via California driver's license as [REDACTED]. Per California Massage Therapy Council (CAMTC), Xiong was denied certification on 6/19/2019 and no application for certification has been submitted since that time. Xiong does not have a CAMTC Exemption.

[REDACTED] was located behind a curtain in a room designated as an "employee" area behind the front lobby desk. Purse belonging to Xiong and [REDACTED] were located in the "employee" area. [REDACTED] does not a CAMTC certification or CAMTC exemption.

[REDACTED] was registered as a manager/onsite responsible on 2/4/2025. During that time, [REDACTED] had an active CAMTC certification # [REDACTED]. [REDACTED]'s CAMTC certification expired on 8/7/2025. [REDACTED] did not report the expired status of his CAMTC certification, and he does not have a CAMTC Exemption.

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

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

If noncompliant, provide additional details: [redacted] was registered as a manager/onsite responsible on 2/4/2025. During that time, [redacted] had an active CAMTC certification # [redacted]. [redacted]'s CAMTC certification expired on 8/7/2025. [redacted] did not report the expired status of his CAMTC certification.

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

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

If noncompliant, provide additional details: _____

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

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

If noncompliant, provide additional details: The following individuals are owner/operators: [redacted] and Zhongmei Jiao. The following individuals are onsite managers/responsible: [redacted] CAMTC # [redacted] and [redacted] CAMTC # [redacted]. None of these individuals were present during the inspection. Guifeng Xiong was conducting a massage service on a female and [redacted] was located behind a curtain in a room designated as an "employee" area behind the front lobby desk. Purses belonging to Xiong and [redacted] were located in the "employee" area. Xiong and [redacted] were unreported employees of this business conducting massage services without an owner or onsite manager/responsible present.

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

Hours of operation are properly posted or visible. C

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

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

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

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

If noncompliant, provide additional details: The following individuals were located inside the establishment during the inspection: Guifeng Xiong, [redacted] and [redacted]. Xiong and [redacted] did not have CAMTC or CAMTC Exemption Certification. [redacted] CAMTC # [redacted] is registered as an employee and onsite manager/responsible of Oasis Massage and there was no CAMTC Certificate on display for this employee.

Employee and Independent Contractor Reporting. RMC 9.10.200(F): No owner and/or manager shall employ or retain any person as a massage professional or otherwise allow any person to provide massage services for compensation who does not have an active and valid CAMTC certificate or exemption certificate. Every owner or manager shall report to the chief of police any change of employees or independent contractors, whether by new or renewed employment, contractual relationship, discharge or termination or other type of separation, on the form and in the manner required by the chief of police. The owner or manager shall provide the name of the employee or contractor and the date of the applicable change within seven calendar days of the date of the change.

Any changes to employee or independent contractor status have been properly reported to Roseville PD. V

If noncompliant, provide additional details: Guifeng Xiong was located inside the massage establishment in a massage room conducting a massage on a female identified via California driver's license as [REDACTED]. [REDACTED] was located inside the massage establishment behind a curtain behind the front lobby customer desk in an area occupied by employees. Purses with identifications belonging to Xiong and [REDACTED] were located in the employee area. Neither Xiong or [REDACTED] had previously been reported as employees or independent contractors and neither had CAMTC or CAMTC Exemption.

[REDACTED] claimed at the time of the inspection that she was not an employee of this massage establishment and did not provide any proof of CAMTC. I later discovered [REDACTED] has a CAMTC certification # [REDACTED]. Per CAMTC, [REDACTED] was certified on 1/12/2026 and reported to CAMTC that she has work history at a Pebbles Massage, LLC (7456 Foothills Blvd) for the period of 9/1/2018-8/1/2024. A check of the Roseville Police Department database does not reflect [REDACTED] was ever reported as an employee or independent contractor at this establishment during that time period. **Pebbles Massage, LLC is also known as Oasis Massage**

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

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

If noncompliant, provide additional details: Guifeng Xiong was wearing a short light blue dress with white flowers with a scoop neck. Xiong was observed conducting a massage and when she bent over the dress pulled up and revealed a large portion of her legs to include her upper thighs. Also, while in a bent over position, the dress was loose enough to allow a view into the top of the dress exposing Xiong's breasts.

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

Massage business was open to inspection. C

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

List of services properly posted and maintained. C

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

Proper toilet facilities provided. V

If noncompliant, provide additional details: The toilet facility did not have a permanently installed soap dispenser filled with soap.

Window Coverings RMC 9.10.210 (K): No massage business located in a building or structure with exterior windows fronting a public street, highway, walkway, or parking area shall block visibility into the interior reception and/or waiting area through the use of curtains, closed blinds, tints, or any other materials that obstruct, blur, or unreasonably impede or darken the view into such reception and/or waiting areas.

Windows are uncovered and lobby is visible. V

If noncompliant, provide additional details: Visibility into the interior reception/waiting area was obstructed by curtains, blinds and plants in large vases situated on the interior of the windows.

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

Proper sanitation maintained. V

If noncompliant, provide additional details: Multiple clear plastic spray bottles and dispensers with pumps were located in massage rooms with clear and white liquids. The pump dispensers contained brown residue where the liquid is dispensed through.

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

Proper use of linens maintained. V

If noncompliant, provide additional details: Two white cloth hand towels were found hanging over a garbage can in the toilet facility of the business. This is the only bathroom in the massage establishment and is accessible to employees and customers for shared use.

Living Quarters Prohibited, RMC 9.10.220 (C): Beds, floor mattresses, and waterbeds of any kind are not permitted on the premises of the business. No person or persons shall be allowed to reside, dwell, occupy or live inside a massage business at any time, which may be shown by circumstantial evidence such as the presence of beds or other sleeping apparatuses, bedding, pillows, sleeping bags, suitcases, clothing, toiletries or other personal belongings, major cooking appliances, and food in excess of a business establishment's normal and reasonable requirements. A kitchen area, if any, shall be for the sole use of employees and independent contractors during business hours only, shall contain only minor cooking appliances or apparatuses, shall meet the requires of any applicable state and local building and/or code standards, and shall be installed in an "employees only" area.

Massage business is not being used for living quarters. V

If noncompliant, provide additional details: In an area designated as the "employee's breakroom", I located a sofa that had blankets, pillows and (3) squishmallow pillows, giving the appearance the couch is being used for sleeping. I also located multiple pairs of shoes in this room.

Service Records. RMC 9.10.220(H): Every owner and/or manager shall keep a record of the dates and hours of each massage service, the name, address, and phone number of the client, the name of the massage professional administering such service, the name of the owner or manager on site at the time of the service, and a generic description of the massage services rendered. These records shall be prepared prior to administering any massage 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.

Service records properly maintained. V

Service records provided upon demand. V

If noncompliant, provide additional details: I located a clip board on the front lobby desk that contained a stack of sheets titled "Client Sign In Sheet". Only the top sheet had services for 7 clients documented however the customer information was not completed as required by RMC 9.10.220(H). Furthermore, I noted there was no year of service, and the dates reflected 1/23-1/27. The date of this inspection was conducted on 1/24/2026. Upon entering the business, Guifeng Xiong was conducting a massage on [REDACTED] [REDACTED] claimed she was not an employee of Oasis massage and claimed she was only getting a massage from her Xiong. The service records did not reflect [REDACTED]'s information documenting her massage service.

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

Human trafficking notices are properly posted. C

Liquids, Oils, and Creams. RMC 9.10.220(O): All liquids, creams, oils, lotions, powders, or other preparations used during massage services or made available to customers, which are located in massage rooms or stored elsewhere, shall be kept in clean and closed containers or bottles that are distinctly and correctly labeled to identify the contents.

Liquids, Oils, and Creams are properly labeled. V

If noncompliant, provide additional details: Multiple clear plastic spray bottles and dispensers with pumps were located in massage rooms with clear and white liquids. The bottles were not distinctly and correctly labeled to identify the contents.

Warning Devices. RMC 9.10.220(E): The presence of any device which can be utilized as an early warning system, to alert the employees or independent contractors of a massage business to the presence of law enforcement officers or city authorities is prohibited in any massage business. Said devices may include, but are not limited to, monitors, light or music dimmers, electronic detection devices, external or internal video equipment and alarm systems other than those used for security, fire alarms, or as required by law. Each massage business is allowed up to two fixed security cameras that must face the reception desk and/or the customer waiting area. Standard alert chimes to notify staff that a client has entered are permitted.

Warning Device located. V

If noncompliant, provide additional details: A small black video camera was located in a hallway outside the toilet facility on a round metal and glass accent table. The surveillance camera was pointed in the direction of the massage rooms and did not capture any view of the reception desk or customer waiting area.

ADDITIONAL VIOLATIONS:

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

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

ADDITIONAL NOTES:

SIGNATURE OF INSPECTING OFFICIAL(s)

ERIKA BROUSSARD _____ 1/24/2026
Print Name Sign Name Date

SIGNATURE OF MESSAGE ESTABLISHMENT REPRESENTATIVE(s)

NOT PRESENT _____ _____
Print Name Sign Name Date

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

MASSAGE

**PIE &
CAKE**

RELAXATION
SWEDISH
DEEP TISSUE
HOT STONE

OPEN

11:30 am
11:30 am
11:30 am

WALK-INS
ALWAYS
WELCOME
916-292-5381

**PIE &
CAKE**

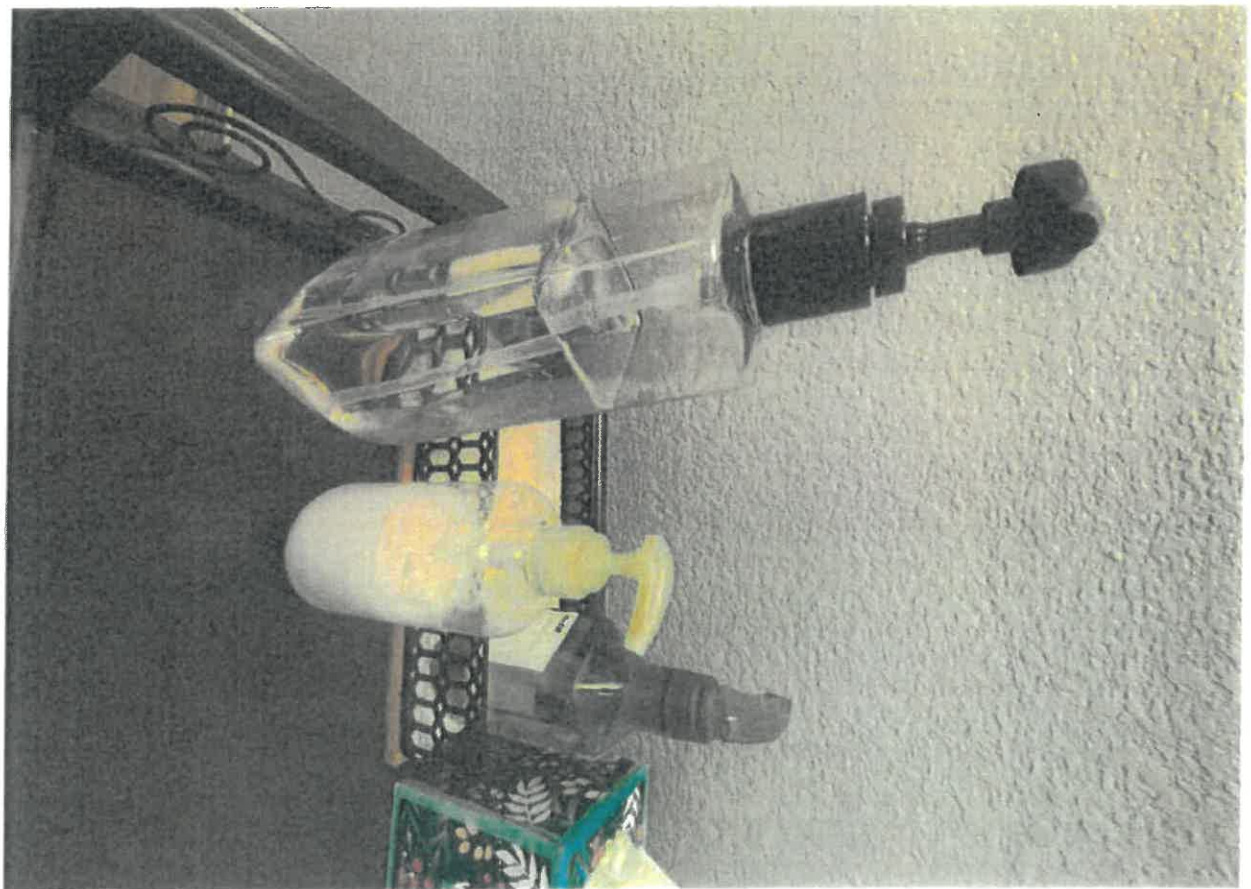
Client Sign In Sheet

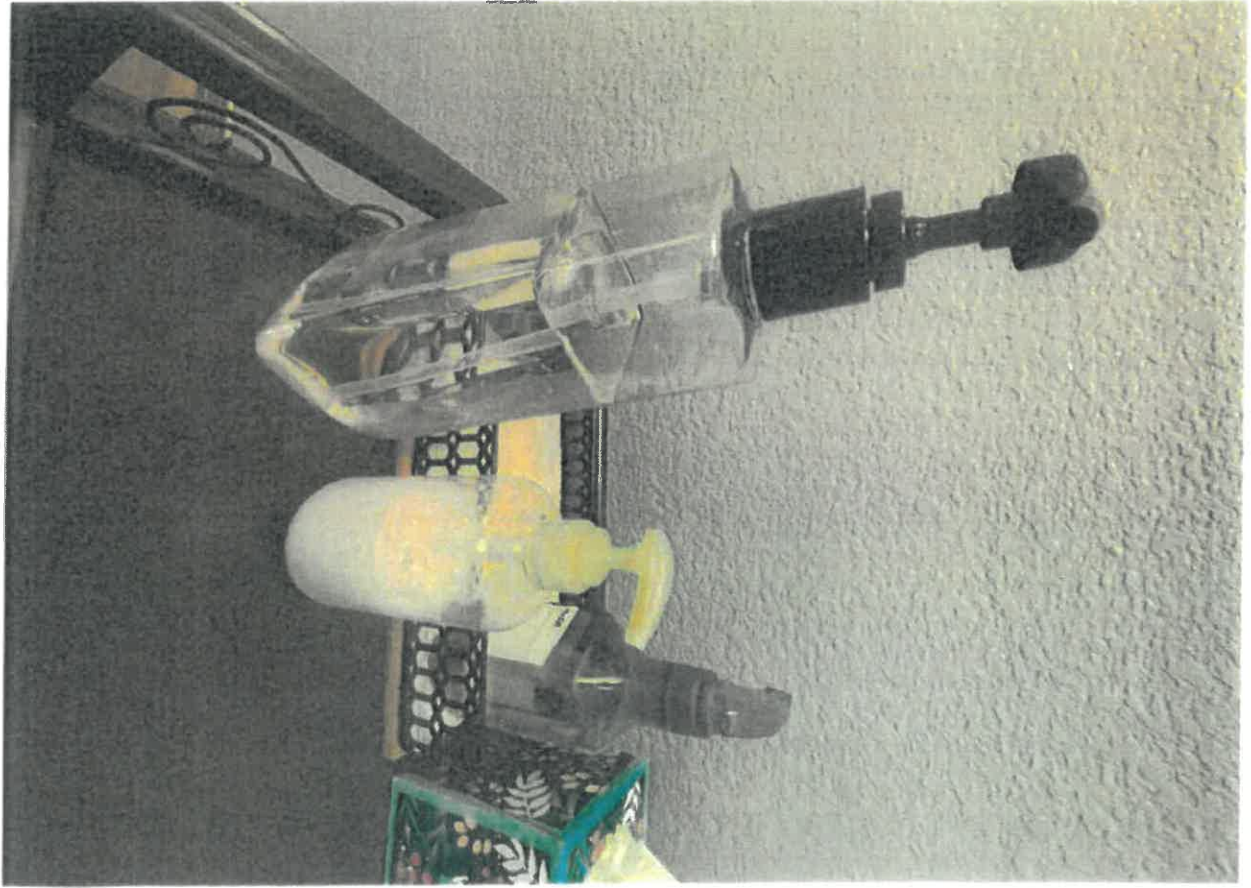
Date	Time	Customer Name	Address	Phone	Therapist	Service Provided
1-29	1:50	[Redacted]	[Redacted]	[Redacted]	RN	60
1-27	1:25	[Redacted]	[Redacted]	[Redacted]	LY	30
1-20	1:40	[Redacted]	[Redacted]	[Redacted]	PN	60
1-23	2:10	[Redacted]	[Redacted]	[Redacted]	LY	60
1-23	2:10	[Redacted]	[Redacted]	[Redacted]	PN	30
1-23	7:40	[Redacted]	[Redacted]	[Redacted]	LY	30
1-24	3:10	[Redacted]	[Redacted]	[Redacted]	MA	30

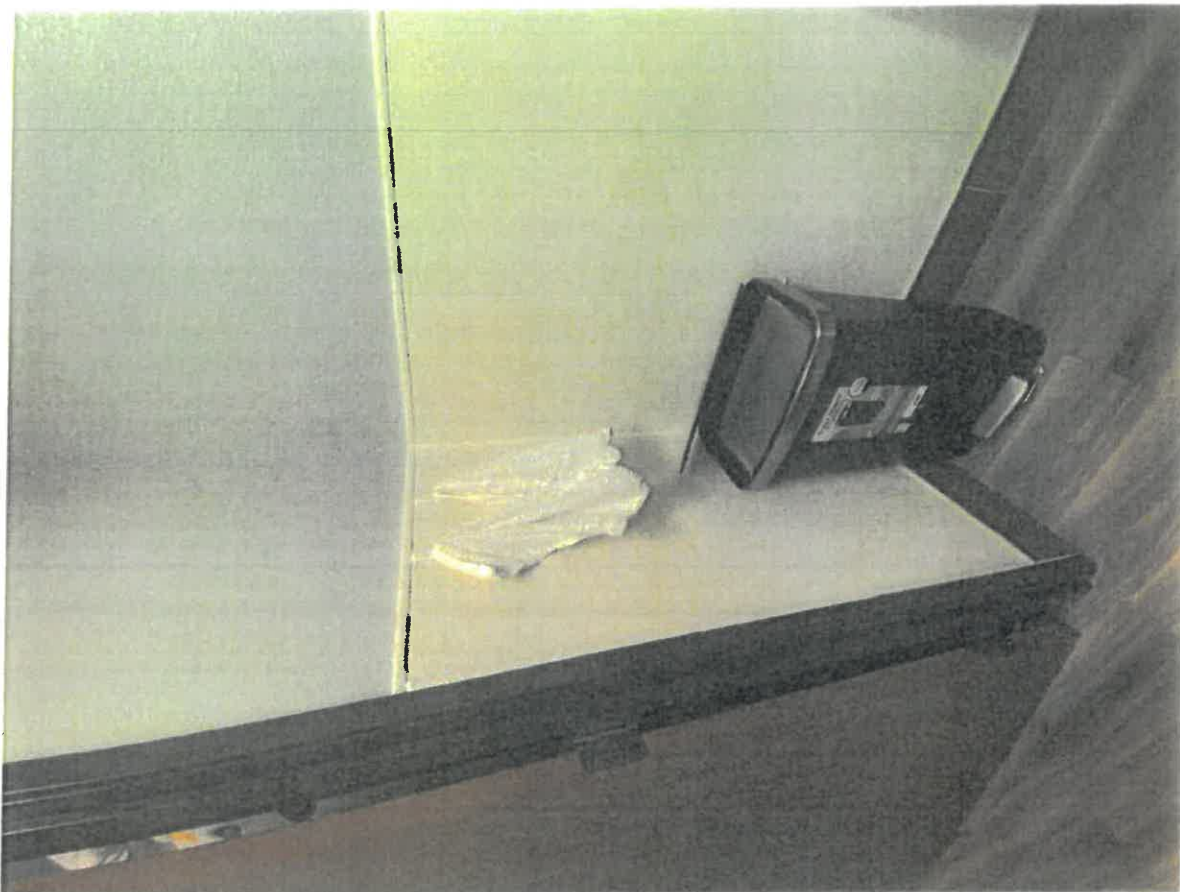


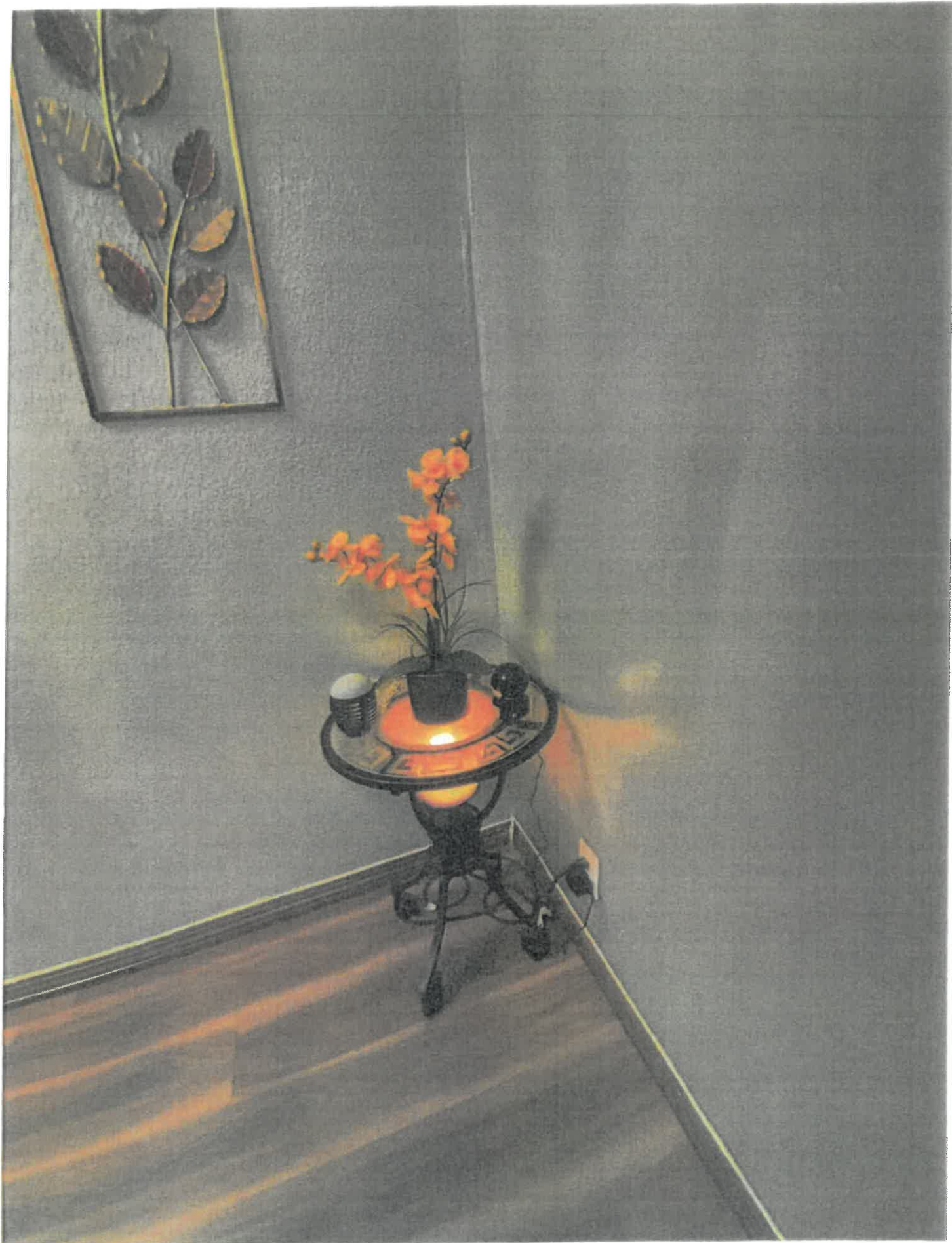












Broussard, Erika

From: BRD Liaison <BRDLiaison@camtc.org>
Sent: Monday, January 26, 2026 6:57 AM
To: Broussard, Erika
Subject: Re: Xiong
Attachments: denial.Guifeng Xiong.notice of decision.pdf

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

Good morning,

The applicant was denied for inadequate evidence of sufficient education effective 11/9/17 (Attached Notice of Decision); mailed out 6/19/19. No applications for CAMTC certification have been received since.

BRD Liaison
California Massage Therapy Council
brdliaison@camtc.org
www.camtc.org

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAWS. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, forwarding, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail or telephone, and delete the original message immediately. Thank you.

From: Broussard, Erika <EMBroussard@roseville.ca.us>
Date: Saturday, January 24, 2026 at 8:50 PM
To: BRD Liaison <BRDLiaison@camtc.org>
Subject: Xiong

Guifeng Xiong (DOB 10/18/1984) was located conducted massage services at Oasis Massage in Roseville on 1/24/2026.

Xiong could not produce any CAMTC certification. I conducted an online search and noted Xiong's CAMTC account indicates she was denied CAMTC certification.

Can you please provide any/all information regarding her denial and her current status if she has reapplied.

Thank you

Erika Broussard #3070
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





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

June 19, 2018

VIA FIRST CLASS MAIL

To: Gulfeng Xiong, ID #129785
8425 La Riviera Drive
Sacramento, CA 95826-1727

From: California Massage Therapy Council
Professional Standards Division

Re: Notice of Final Decision on Application for Certification

On July 18, 2017, the California Massage Therapy Council (hereafter "CAMTC") issued you a proposed denial of certification letter based on inadequate education. In accordance with CAMTC's procedures you timely informed CAMTC that you were requesting submission of a written statement. On October 19, 2017, the Hearing Officers of the Professional Standards Division met to consider the documents you submitted and all of the evidence in your case.

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

- Transcript from Santa Ana Beauty College (600 hours), April 12, 2016 to July 28, 2016
- Federation of State Massage Therapy Boards: MBLEx Score Report: Pass
- Workbook Pages
- PowerPoint Slides
- Handouts and Diagrams
- Email Correspondence

The hearing officers carefully considered all of the evidence in your case. You attended a school from which the transcript alone is not considered sufficient proof of adequate education. As the applicant seeking certification, it is your burden to prove that you are entitled to certification. In support of your education, you failed to provide sufficient credible proof that you actually attended all of the classes listed on your transcript and received all of the required education. While you submitted a score report indicating that you passed the MBLEx, the hearing officers find that passage of the MBLEx, on its own, is not sufficient evidence to prove that you actually attended the 500 hours of education required for certification. Furthermore, in support of your education, your school Santa Ana Beauty

College (hereinafter "SABC") submitted materials on your behalf. However, since these documents were created and submitted by a school which CAMTC does not consider to be a reliable source, they carry very little weight.

In support of your education, you failed to provide a written statement providing details of your education that would provide additional evidence that you actually attended all of the classes listed on your transcript and received the education required for certification. For example, you failed to provide any details about the classes you attended, what you learned, your class schedule, or your instructors at SABC. The hearing officers find that you have failed to personally state that you attended all of the classes on your transcript and provide a personal statement to support your education.

The hearing officers also find that the transcript provided by your school indicates that you attended school for approximately 15 weeks. In order to complete 600 hours of education in this timeframe, you would have had to attend for approximately 40 hours per week, which in and of itself is not unreasonable. However, you submitted your CAMTC application for certification listing an address for you in Sacramento, California at the time you attended SABC. However, SABC is located in Santa Ana, California. Santa Ana, California is located approximately 416 miles from Sacramento. Commuting to and from Sacramento and Santa Ana each day, while also attending 40 hours of school each week, is not reasonable or credible. Although the address listed for you on your official transcript from SABC is in San Gabriel, California, which is only approximately 35 miles from SABC, you did not identify any current or previous residential addresses in San Gabriel on your CAMTC application for certification. Your application for certification required you to list all of your residential address locations within the past 10 years. You only identified residential addresses in Sacramento and China on your application. The hearing officers find that you have provided no explanation for why you did not identify any residential locations in San Gabriel on your application for certification when your official transcript from SABC indicates an address for you in San Gabriel, which the hearing officers find is not credible and is an indication of fraud. Finally, the hearing officers find that you provided no explanation as to why you chose a school that is approximately 400 miles from your home in Sacramento rather than choosing a school in your local area. Therefore, the hearing officers find that, overall, your transcript is not credible.

In support of your education, you also submitted approximately 39 pages from a massage theory workbook. However, the hearing officers find that the workbook pages do not provide any evidence that you actually attended all of the classes listed on your transcript and received the required education. Specifically, the workbook assignments do not appear consistent with work completed in class, under the direct supervision of an instructor, but instead appear to be work that would traditionally be completed at home. The assignments are also ungraded, which further suggests that they are materials that were used for self-study. The hearing officers also observed that the answers you provided in the "Short Answer" and "Word Review" sections of the assignments feature extremely formulaic language and complete sentences, which is more consistent with language found in a textbook than genuine responses completed by a student. Furthermore, in the Short Answer section for Chapter 18: Athletic/Sports Massage, the hearing officers observed that your

response to the question, "When interviewing an athlete for determining a training massage program, what are five important questions to ask," was: "In which sport or sport do you participate." The hearing officers find that your response contains a grammatical error that renders the response illogical and incorrect, as it should instead read, "In which sport or sports do you participate." Furthermore, the hearing officers observed that the written submissions of many of your SABC classmates also included the exact same response to this question. The hearing officers find that the fact that the same grammatical error in response to this question appears in multiple SABC student submissions suggests that the responses that appear in your workbook assignments were not legitimately prepared by you from your own personal knowledge. The hearing officers thus find that overall, the responses in your workbook assignments appear to be copied directly from another written source and are more consistent with self-study rather than massage education provided under the direct supervision of an instructor, such that they do not provide evidence that you completed the 600 hours of education listed on your transcript.

Additionally, you submitted approximately 35 pages of PowerPoint slides in support of your education. Each page features three different slides containing English text and diagrams, and to the right of each slide are several lines to allow students to write notes, such that it appears that these PowerPoint slides were provided to students in connection with certain massage lectures. However, the hearing officers observed that the handwritten notes to the right of each slide are written in another language and that the handwritten notes appear to be mere translations of the English text in the corresponding text. Specifically, a line by line comparison of each slide to the corresponding handwritten notes shows that the English text appears to have been simply translated into another language, except for those numbers and phrases that are not capable of translation such as years, acronyms, and people's names such as Avicenna, John Grosvenor, and Mathias Roth. Accordingly, the hearing officers find that the notes do not appear to have been taken in class while your instructor was teaching and instead seem to have been completed outside of the classroom. Had these notes been taken in class, the hearing officers find that the notes would not have been identical to the content of the slides, but instead would have elaborated on the slides, contained diagrams, etc. As the PowerPoint slides you provided do not appear to have been taken contemporaneously while sitting in a live lecture, they fail to prove that you attended the classes listed on your transcript. Accordingly, the hearing officers find that the PowerPoint slides you submitted do not provide sufficient additional proof of your education.

Also, in support of your education, you provided several handouts with handwritten notes in another language, and diagrams of the human body where the individual muscles and various body parts are handwritten on the document. However, the hearing officers find that these documents do not provide sufficient evidence that you actually attended all of the classes listed on your transcript and received the required education. You did not provide an explanation as to how these documents were used during your education at SABC. Without an explanation, it is not clear whether these documents were used in a classroom setting under the direct supervision of an instructor, or if they were used for home study. In that only time spent under the direct supervision of a SABC instructor can be counted towards the 500 hours of education required for certification, the hearing officers find that these documents do not provide sufficient evidence that you completed the hours listed on your transcript.

Guffeng Xiong, ID# 128785
June 19, 2018
Page 4 of 4

After carefully weighing all of the evidence in your case, the hearing officers find that you failed to provide sufficient credible proof of adequate education to support your application for certification. The hearing officers have decided to uphold the proposed decision to deny your application for certification in accordance with CAMTC's Procedures for Denial of Certification or Discipline/Revocation section 1.a. The decision of the hearing officers is final. The denial of your application for certification is effective on November 9, 2017. In accordance with CAMTC policy, denied applicants must wait two years from the effective date of denial before reapplying.

AF/k



PLACER COUNTY SHERIFF'S OFFICE

WAYNE WOO SHERIFF-CORONER-MARSHAL

SHAYNE WRIGHT UNDERSHERIFF

Promise to Appear (PTA) Report

62-206132

Identifying Information

Booking Name: XIONG, GUIFENG
Booking No: 2504202
Address: 916 PUMA ST, ROCKLIN, CA 95765
Driver License: Y2989789

DOB: 10/18/1984

Print Date/Time: 06/05/2025 18:17

Inmate ID: P00400754

Arrest Date: 06/05/2025

Description: C/F/5'0"/85/BLK/BLK

Arrest Information

Arrest Agency: ROCKLIN PD
Number of Cases: 1

Arrest Location: 1230 SUNSET BLVD #200, ROCKLIN

Arrest Report Number: 25-156-6

PTA- PROMISE TO APPEAR

Charge Info

- RMC 5.20.030A OWN/MAINTAIN MASSAGE BUSINESS W/O PERMIT
RMC 5.20.030B OWN/MAINTAIN MASSAGE BUSINESS W/ NO VALID CAMTC
RMC 5.20.200E CAMTC CERTIFICATE NOT DISPLAYED
RMC 5.20.200G MASSAGE THERAPIST DRESSED IN INAPPROPRIATE ATTIRE
RMC 5.20.210D INADEQUATE LIGHTING
RMC 5.20.210H WINDOW COVERINGS
RMC 5.20.210J MASSAGE TABLES - NO BEDS / MATTRESSES ON PREMISES
RMC 5.20.220C LIVING QUARTERS PROHIBITED
RMC 5.20.220H NO CUSTOMER RECORDS

Court: SANTUCCI COURT - DEPARTMENT 42 Address: 10820 JUSTICE CENTER DRIVE, ROSEVILLE

Case/Warrant Number:

To Appear: Date: 06/27/2025 Time: 08:30

By signing this agreement, the undersigned defendant:

- 1. Promises to appear at all times and places, as ordered by any court or magistrate before whom the charges are pending;
2. Promises to obey all reasonable conditions imposed by the court or magistrate;
3. Promises not to leave the State of California without first obtaining permission of the court or magistrate;
4. Waives extradition if the defendant fails to appear as required and is apprehended outside the State of California;
5. Acknowledges being informed of the consequences and penalties applicable to a failure to appear or violation of any conditions of release, including but not limited to prosecution for the crime of failure to appear and immediate return to custody.

Signature Date: 06/05/2025

Inmate Signature: [Handwritten Signature]

Signature Date: 06/05/2025

Releasing Officer Signature: [Handwritten Signature]

FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF PLACER

JUN 06 2025

Jake Chatters Executive Officer & Clerk

By: A. Estrak, Deputy

[Handwritten Signature]

00018

1. Court

2. D.A.

3. Arrestee

4. File



SUPERIOR COURT OF CALIFORNIA, COUNTY OF PLACER

#71 Date: 02/06/25 Time: 8:30:00AM Department 32 Judge: Leon A. Dixon
People vs. Xiong, Guilfeng Case Number: 62-206132
Nature of Proceedings: Early Status Conference Custody Status: Promise to Appear
Motion Detail: Time Waiver: General Waived through :
Additional Information: Reporter: Electronic Recording 9:14
Clerk: Dena C Godman /
Defense Counsel: Conflict 2-, Placer Conflict II La

Atty: B. ROUSE D.D.A. K. Hughes
Interpreter: B. Llyn (Remote) certified [] qualified Language: Mandarin Oath on File

NEXT COURT APPEARANCE:
ESC 3/20/26 8:30 D32
Time Estimate: _____
[] vacate open events

- Defendant present [] not present [] PC977
- Arrn waived [] Arrn completed [] Viol of Prob
- Appt. [] Public Defender [] Conflict Firm
- [] Not guilty [] Denied [] Admitted
- Advised financial responsibility
- Case dismissed [] Petition dismissed
- Amended
- General time waiver [] Time not waived
- Time waived to [] next hearing [] to _____
- Preliminary hearing time waiver [] 10 [] 60
- Preliminary hearing is waived and defendant is held to answer complaint deemed information
- Trial time waiver [] general [] 60 days [] to next date [] not waived
- Attend and provide proof of _____ self help meetings per week until further order of the Court
- Proof [] shown [] not shown
- Motion for new jail turn in date [] granted [] denied. New turn in date _____ Previous date _____
- Transcript request date _____ Reporter _____ requested by [] Court [] Defense [] DA
- PREP CENTER: Defendant is ordered to report to probation for an assessment within 72 hours to determine qualification into the PREP center. Defendant is ordered to fully comply with case plans as established by probation if deemed qualified after assessment.
- Defendant transitioned from Prop 36, the plea is withdrawn, case is dismissed and fees/fines are waived and set aside
- Defendant ordered to undergo treatment pursuant to PC1210.1 in _____ county.
- Defendant is found to be indigent and qualifies for court appointed counsel
- DEJ [] PC1000 completed, plea withdrawn and case is dismissed [] See Formal Order

Cont for review by TI

[] Ordered booked and released
Defendant ordered to report to the: [] Criminal Division [] Revenue Services [] Public Defender
[] Probation Department [] Forthwith [] on _____

[] Remanded to custody of Sheriff until next appearance. Bail [] as set or \$ _____ [] Bail terms if released
[] CDCR [] PC1170(h) [] PC1170(h)(5) Charge: _____ [] Felony [] Misd
[] Committed to serve : jail _____ credits _____ (_____ actual _____ good time _____ pretrial)

[] Committed to _____ state hospital
[] Discharged O/R with terms [] Supervised Pretrial Release: [] O/R [] EMP [] Bail

Signature: _____
Defendant Jail Revenue Services Probation DA Defense Counsel 05-2016

Criminal Minutes  CRIM001

Superior Court of California County of Placer
Terms and Conditions of Release while on O.R. Bail

Case Name: People vs. Xiong, Guifeng

Case number: 02-206132 Next Court Date: 3/20/20 8:30 D3/2

1. Defendant promises to obey all conditions of release imposed by the court.
2. Defendant promises to appear at all times and places as ordered by the court.
3. Defendant promises to not leave the State of California without permission of the court.
4. Defendant hereby waives extradition proceedings if defendant fails to appear as required and is apprehended outside the State of California. Defendant agrees that he/she may be returned forthwith to the State of California upon apprehension.
5. Defendant promises to obey all laws and not commit any new offense. If on probation Defendant promises to obey all terms and conditions of probation.
6. Defendant agrees and shall submit the person, place of residence, vehicle or area over which the defendant has control to search and seizure at any time, day or night, with or without a search warrant, and with or without probable cause, by a probation officer or any peace officer.
 Defendant shall also submit to search of electronic storage devices, and any other object under his/her control, including but not limited to cell phones and computers within the meaning of PC 1546. Defendant shall provide access to any electronic storage device and data contained therein, including disclosing and providing any and all information necessary to conduct a search.
7. Defendant shall totally abstain from the use or possession of intoxicants/alcohol and not frequent places where alcohol is the chief item of sale. Exception for employment.
8. Defendant shall not possess or use any narcotic or controlled substance without a valid medical prescription. Including no marijuana.
9. Defendant shall not refuse a chemical test and shall submit to drug, narcotic or alcohol testing as directed by the probation officer or any peace officer.
10. Defendant shall not drive a vehicle with any amount of alcohol or intoxicants in Defendant's system and shall not drive a vehicle unless properly licensed and insured.
11. Defendant shall complete _____ self helps per week and provide written proof to the court at each court hearing.
12. Defendant shall stay away from/not associate with _____
13. Defendant shall comply with all terms of the C.P.O. issued on _____
14. Defendant agrees not to possess identifying information in the name of another such as driver's license, credit card, passport or other forms of identification.
15. Defendant shall not own, use, possess or be around a firearm, ammunition or any dangerous or deadly weapons or ammunition, nunchaks, martial arts weaponry, knives, or replica weapons nor shall the defendant knowingly be around those who possess weapons.
16. Defendant shall stay away from the location at: _____
17. Other orders is not to perform massages

I acknowledge I have been informed of the consequences and penalties applicable to a violation of the terms and conditions of release and I agree to the terms and conditions of release as ordered above.

Date: 2/6/2020 Defendant's signature: [Signature] Phone number 916-431-4163
Address: 916 Puma St Rocklin City: _____ State: CA Zip Code: 95765



City Attorney
311 Vernon Street
Roseville, California 95678

February 06, 2026

Zhongmei Jiao
3049 Welton Circle
Roseville, CA 95747

Re: Administrative Citation No.: 22073
Case No.: CE26-00316
Location of Violation: Oasis Massage
7456 Foothills Boulevard, #10
Roseville, CA 95747

Dear Zhongmei Jiao:

You have been charged with violating the following Roseville Municipal Code sections:

<u>RMC Section</u>	<u>Description</u>	<u>Fine Amount</u>
9.10.060(B)	Changes to MBP	\$100.00
9.10.200(A)	No Owner/Manager Present, Second Offense	\$500.00
9.10.200(E)	Failure to Display of CAMTC Certificate or Exempt	\$100.00
9.10.200(F)	Employee/IC Reporting	\$100.00
9.10.210(F)	Toilet Facility	\$100.00
9.10.210(K)	Window Covering	\$100.00
9.10.220(A)	Sanitation	\$100.00
9.10.220(B)	Linen	\$100.00
9.10.220(C)	Living Quarters	\$250.00
9.10.220(E)	Warning Devices	\$100.00
9.10.220(H)	Service Records, Second Offense	\$500.00
9.10.220(O)	Liquids, Oils, Creams	\$100.00

A copy of the citation is enclosed for your information. The total fine amount due is two thousand one hundred fifty dollars (\$2,150.00). Please make your payment by March 08, 2026, to:

City of Roseville
City Attorney's Office
311 Vernon Street
Roseville, CA 95678

We accept checks or money orders made payable to the City of Roseville, or we can accept debit/credit card payments via telephone. Please be aware that fines not paid by the above-referenced date are subject to the following late payment fees: 10% of the total fine amount if paid between 1 and 60 days late; or 25% of the total fine amount if paid more than 60 days late. All late payment fees are in addition to the total fine amount owed.

Zhongmei Jiao
Page Two
February 06, 2026

If you wish to contest the citation, you may do so by filing an appeal. To file the appeal electronically, please visit the City's website at www.roseville.ca.us and complete the Administrative Citation Appeal form. You can also complete the form and return by mail to the address listed above within 30 days after the date of this notice.

Please note that if future site inspections reveal a continued violation of these code sections, additional citations may be issued without further notice.

For payment questions or questions regarding the appeal process, please contact the City Attorney's Office at (916) 774-5325.

Sincerely,



TRAVIS E. COCHRAN
Senior Deputy City Attorney

:lmr
Enclosures
cc: Police Officer

CITY OF ROSVILLE
NOTICE OF CITATION

2026-4795

22073

Date: 1/29/26 Time: 1230hr Day of Week: Thur Pg 1 of 2

Name (Print, Middle, Last): Zhongmei Jiao

Residence Address: 3049 Welton Cir
Roseville, CA 95747

Business Address: Oasis Massage
7436 Feathills Blvd 10
Roseville, CA 95747

Driver's Lic. No. [Redacted] Sex: [Redacted] Hair: [Redacted] Eyes: [Redacted] Height: [Redacted] Weight: [Redacted] Complexion: [Redacted] Age: [Redacted]

Description of Vehicle (if applicable): [Redacted]
Brand: [Redacted] Color: [Redacted] License #: [Redacted] Year: [Redacted]

Location of Violation: 7436 Feathills Blvd 10

Date / Time of Violation: 1/29/26 1800hr

Code / Offense: [Redacted] Description of Violation:

- RMV 9.10.040 (B) Change to MAP
- RMV 9.10.200 (A) No owner manager present
- RMV 9.10.200 (E) Display CAMTC cards
- RMV 9.10.200 (F) Emp Reporting

VIOLATIONS NOT COMMITTED IN MY PRESENCE, CHECKED ON INFORMATION AND POLICE.

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

Date: 1/29/26 Issuing Officer: E Braussard 3670

COMPLAINING PARTY: [Redacted]

X Signature: Complaint Cite

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

YOU DO NOT NEED TO DO ANYTHING AT THIS TIME.
YOU WILL RECEIVE NOTICE BY MAIL WITHIN 24 DAYS.
CITY ATTORNEY'S OFFICE (916) 774-5925

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

EXHIBIT 7.2-B

CITY OF ROSEVILLE

NOTICE OF CITATION

2026-4795

21459

Date	Time	Day of Week
1/29/26	1230hr	Thur

Name (First, Middle, Last)
Guifeng Xiong

Residence Address
916 Puma St
Rocklin CA 95765

Business Address
Oasis Massage
7456 Foothills Blvd 10
Roseville CA 95747

Driver's Lic. No.	State	Class	Date of Birth
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Sex	Hair	Weight	Height	Eye Color	Complexion
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Breed: _____ Color: _____ Age: _____ Sex: _____

Vehicle Make _____ License #: _____

Model: _____

Color: _____ Year: _____

Location of Violation
7456 Foothills Blvd 10

Date / Time of Violation
1/24/26 1800 hr

Code / Ordinance	Description of Violation
------------------	--------------------------

Rmc 9.10.030(A) massage w/out MBP

Rmc 9.10.030(B) massage w/out CAMTC cert

Rmc 9.10.200(G) Emp Dress Code

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: 1/29/26 Issuing Officer: E Broussard 3070
Badge No.

COMPLAINING PARTY
X Signature: Em Paul

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

Print This Page

View ^

[Edit](#)

[Report](#)

[Activity](#)

Administrative Citation Appeal – Request For Hearing 2026-02-13 09:10 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:** Gifeng Xlong

***Citation Number:** 21459

***Home Address:** 916 Puma St

***City** Rocklin

***Zip** 95765

Mailing Address (if different from above):

***Phone Number:**

***Email:**



I am appealing the citation referenced above for the following reasons:

The only reason I was in the establishment was to help my sick friend who is going through cancer treatments and volunteered to give her a massage to make her feel better under the circumstances.

I do not work there and was not getting paid anything for my services and did not understand the city rules or regulations, let alone think I was doing something illegal.

I am very sorry and understand the rules now and promise to never be in such a compromising position ever again.

I would appreciate the case being dropped and/or fine reduced under the mitigating circumstances.

Thank you for your time and understanding in this matter.

***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 7.2-D

1 Paul V. Horcher, Esq. SBN 084882
2 601 Van Ness Ave #928, San Francisco CA 94102-3257
3 Tel.: (909) 861-5555 Fax: (415) 301-4262 Email: "pvh831@gmail.com"

4 Attorney for Appellant Guifeng Xiong

5 **CITY OF ROSEVILLE BOARD OF APPEALS**
6 **311 Vernon Street, Roseville, CA 95678**

7 CITY OF ROSEVILLE ("the City")) **DECLARATION OF APPELLANT GUIFENG XIONG**
8 ROSEVILLE POLICE DEPT. ("RPD") vs.) **IN SUPPORT OF HER APPEAL OF**
9 GUIFENG XIONG) **ADMINISTRATIVE CITATION #21459**
) **Date and Time: 10-23-26 at 3:00 p.m.**

10 I, Guifeng Xiong, declare as follows:

11 1. I am over the age of 18 and have personal knowledge of the facts stated herein and if called
12 upon as a witness to testify I could and would testify competently to the truth of the facts stated herein.

13 2. I am a friend of Zhongmei Jiao ("Helen"), the joint 100% owner with her husband, Stephen
14 Brown ("Stephen"), of Oasis Massage ("Oasis"), 7456 Foothills Blvd., Ste 10, Roseville, CA 95747.

15 3. On January 24, 2026, a group of friends rendezvoused socially at ~5:30 pm at Oasis, including
16 Helen, ShuJun Liao ("ShuJun"), and LiuQuin Wang ("LiuQuin"), myself, with the express intent of providing
17 compassionate encouragement to our mutual friend, ShuJun, diagnosed with cancer nearly two years ago.

18 4. Given her life-threatening condition, we have assumed responsibility for keeping up her spirits.

19 5. LiuQuin is my close friend. We were both born in the same town in China and have been close
20 for over 10 years now. LiuQuin is here on a tourist visa. Knowing about ShuJun's illness, LuiQuin also
21 wanted to be a part of helping to encourage ShuJun along with the rest of us. LiuQuin was only scheduled
22 to be in the United States for a short amount of time - she was set to return to China on February 12, 2026
23 so we wanted to make sure we could all get together while LiuQuin was still here in the area.

24 6. When we all arrived at Oasis to socialize, after greeting each other, we decided to order dinner.
25 Helen, being a gracious host, ordered food from *Highland Noodles*. Helen called her husband Stephen to
26 determine if he wanted anything from *Highland Noodles* and then she, along with Runan Zhu, her onsite
27 manager for the day, drove to the restaurant to pick up the food while the rest of us remained at Oasis.
28 Before leaving, Helen turned off the "OPEN" sign and instructed us that Oasis was closed for the day and
we were not to open the door if any erstwhile Oasis clients showed up.

1 7. Although I was dressed to socialize with my friends,¹ while waiting for our dinner, I decided to
2 gratuitously try to alleviate some of ShuJun's pain and discomfort caused by her chemotherapy treatments
3 as an act of care and compassion for my friend.

4 8. While Helen and Runan were out, I began ShuJun's massage. Although I was trained and
5 licensed in Florida and certified in California, my massage credentials had lapsed. I thought it was OK.

6 9. There were no clients in the establishment, and Helen did not mention having any appointments
7 for the remainder of that day. To my knowledge, the store was closed for the entire time we were there.

8 10. As I was providing ShuJun with the therapeutic massage, and while Helen and Runan were still
9 away, at ~6:00 PM, City of Roseville Community Services Officer ("CSO") Erica Broussard barged into
10 Oasis, flanked by other RPD officers, and began performing a compliance check. Helen did not mention
11 anything about a compliance check when she and Runan left to pick up dinner. CSO Broussard next began
12 asking the rest of us all sorts of questions as to who we were and why we were there. We answered CSO
13 Broussard's questions honestly and to the best of our abilities.

14 11. Helen later told us that massage businesses can no longer have friends visit pursuant to a
15 recent change in the *Roseville Municipal Code* ("RMC"). I was unaware of this ordinance change when we
16 planned to meet up at Oasis. Had I known, I would have chosen another place to socialize that night.

17 12. I have not owned, conducted, operated or maintained a massage business within Roseville
18 without having a valid massage business permit issued pursuant to the *RMC*.

19 13. I have not owned, conducted, operated or maintained a massage business within the city of
20 Roseville with non-CAMTC certified massage therapists. I have zero equity interest in Oasis.

21 14. I was fully clothed and massaging for compassion, not compensation. My attire was not
22 unprofessional, transparent, see-through, or swim attire, nor did my clothes substantially expose my
23 undergarments, breasts, buttocks, or genitals.

24 15. I humbly appeal to the Roseville Board of Appeals to overrule the \$1,000 fine.

25 16. I have read and signed a copy of this Declaration translated into Simplified Chinese.

26 The above statement is signed under penalty of perjury under the laws of the State of California.

27 Dated: April 23, 2026.

28 

GUIFENG XIONG

¹ Photo is attached of Guifeng Xiong wearing the clothes worn on 01-14-26 is attached. (Photo by Guifeng Xiong, 04-16-26)



GUIFENG XIONG DISPLAYING THE CLOTHES SHE WORE ON 01-14-26 AT OASIS.

(photo by Guifeng Xiong, 04-16-26)



City Manager
311 Vernon Street
Roseville, California 95678

7.2-D

April 13, 2026

Zhongmei Jiao
Stephen Brown (CAMTC #94268)
3049 Welton Cir.
Roseville, CA 95678

Re: Final Decision After City Manager Appeal Hearing of Decision to Revoke Massage Business Permit 2024-00000121-Oasis Massage (7456 Foothills Blvd., Ste. 10, Roseville CA, 95747)

Dear Ms. Jiao and Mr. Brown:

Please allow this correspondence to serve as the Final Decision After City Manager Appeal Hearing for Massage Business Permit 2024-00000121 - Oasis Massage ("Order"). As you know, a hearing was held on March 30, 2026, at the Civic Center at 311 Vernon Street, Roseville, CA 95678 at 2:00 p.m. ("Hearing"). You and your lawyer Soby Mathews were present, along with representatives from the Roseville Police Department. 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 2024-00000121 for Oasis Massage, on the following conditions.

ORDER:

Pursuant to Roseville Municipal Code § 9.10.150, the decision of the Police Chief to revoke your Massage Business Permit 2024-00000121 for Oasis Massage is hereby reversed, in part, and the Massage Business Permit 2024-00000121 for Oasis Massage, located at 7456 Foothills Blvd., Ste. 10, Roseville CA, 95747 ("Massage Establishment") is hereby reinstated, subject to the following "last chance" conditions:

- 1) The massage business permit is to be reinstated, 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 or allow persons unaffiliated with the Massage Establishment to conduct any activity at the Massage Establishment. The Massage Establishment must remain closed, to the public or otherwise, for this

90-day period and may re-open no sooner than July 12, 2026. 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, and only if all required California Massage Therapy Council (CAMTC) certifications are obtained and valid, including any required documentation normally required for Massage Business Permit 2024 - 00000121, 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 2024 - 00000121 for Oasis Massage shall be immediately revoked with no right to an appeal.
- IV) Lastly, Guifeng Xiong is not permitted to be associated in any way with the Massage Establishment. She cannot be an employee, owner, agent, manager, independent contractor, or otherwise affiliated with or onsite at the Massage Establishment. You indicated at the appeal Hearing that she was not currently affiliated with the Massage Establishment in any way, but that must remain so and is an express condition to continued operation.

FINDINGS:

The primary allegations against you relate to violations of Roseville Municipal Code §§ 9.10.030(A) (failure to possess valid permit), 9.10.030(B) (failure to possess CAMTC certificate), 9.10.060(B) (failure to notify of change in permit condition), 9.10.200(A),(E) & (F) (failure to follow operating requirements-general conditions), 9.10.210(K) (failure to follow operating requirements-facilities), and 9.10.220 (A), (B), (C), (H), (O), and (E) (failure to follow operating requirements-operations). Each is discussed below, but these violations show a pattern and repeated practice of disregarding clear operating conditions, including specifically proper paperwork, documentation, hygiene, and cleanliness. While I find the conduct did not warrant outright revocation, the repeating nature of the conduct going back five (5) years or more shows an utter disregard that will no longer be tolerated. As a result, a closure period of 90 days is necessary to address the repeated misconduct, but you will be allowed to re-open and be given one more opportunity to operate in accordance with all requirements of the Roseville Municipal Code.

1. **Violation of Roseville Municipal Code §§ 9.10.030(A) (failure to possess valid permit), 9.10.030(B) (failure to possess CAMTC certificate), and 9.10.060(B) (failure to notify of change in permit condition)**

Evidence was presented that on 1/24/2026 at approximately 6:00 p.m., CSO Broussard and Roseville Police Department Officers arrived at the Massage Establishment for an unannounced compliance check. During the inspection Guifeng Xiong was located inside the massage establishment conducting a massage on a female identified via California driver's license as Shujun Liao. Xiong did not have a massage business permit or pending application for a massage business permit at the time of the inspection. Xiong had not been previously reported as an employee or independent contractor working at this location.

Evidence was presented that Xiong was denied CAMTC certification on 6/19/2019 and no application for certification has been submitted since that time. Xiong does not have a CAMTC exemption. Liuqin Wang was located behind a curtain in a room designated as an "employee" area behind the front lobby desk. Purses belonging to Xiong and Wang were located in the "employee" area. Wang does not have a CAMTC certification or CAMTC exemption.

Additionally, evidence was presented that Mr. Brown was registered as a manager/onsite responsible person on 2/4/2025. That CAMTC certification expired on 8/7/2025. You did not report the expired status of his CAMTC certification, and he does not have a CAMTC exemption.

This disregard for the proper paperwork and importance of maintaining these required certifications warrants the penalty of the 90-day closure. All such CAMTC certificates and/or exemptions must be immediately obtained and maintained.

2. Violation of Roseville Municipal Code §§ 9.10.200(A),(E) & (F) (failure to follow operating requirements-general conditions)

Evidence was presented that on 1/24/2026, none of the owner/operators or managers/responsible persons under Massage Business Permit 2024-00000121 were present during the inspection, despite the "open" sign being illuminated and the front door being unlocked. You provided evidence that the business was closed and that this was just a gathering of friends, however that information was not provided at the time of the inspection and, even if true, you were allowing massage to take place at the Massage Establishment by unauthorized and uncertified persons. Evidence was presented that neither Xiong or Wang had previously been reported as employees or independent contractors and neither had CAMTC certification or CAMTC exemptions. Whether for "friends" or the general public, massage was still being conducted onsite by uncertified persons.

3. Violation of Roseville Municipal Code §§ 9.10.210(K) (failure to follow operating requirements-facilities) and 9.10.220 (A), (B), (C), (H), (O), and (E) (failure to follow operating requirements-operations)

As stated above, at the Hearing the Roseville Police Department presented evidence that going back close to five (5) years you allowed repeated violation of Roseville Municipal Code § 9.10.210(K) related to obstructed visibility into the interior reception/waiting area, failed to maintain consistently sanitary conditions, operated the business in a way that appears to show the Massage Establishment is being utilized for more than a massage business (your own admission that it was being utilized by "friends" who are unaffiliated with the business supports this), and failed to maintain accurate paperwork (including client records). The Roseville Police Department provided evidence of this occurring on multiple occasions over a several year period, including a particularly troublesome instance in 2021 where a condom was located in a massage room.

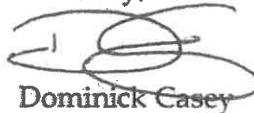
At the Hearing and in your appeal letter, you did not deny these things had happened, but instead told us you have since addressed these concerns and that you were unaware they were an issue for the Roseville Police Department. The multiple citations over multiple years show that this behavior is not new or unknown to you, it just has not been made a priority. This was a substantial factor in the decision to require the 90-day suspension.

CONCLUSION:

On balance, the violations warrant the granting of your appeal, in part, subject to the 90-day suspension period. It should also be noted that you repeatedly offered testimony that you are doing "the best you can" to operate in a way that allows you to cover your costs. That is not a valid rational for bad behavior. If you cannot operate correctly, then you should not operate. The City of Roseville is allowing this final opportunity to bring the operation of the Massage Establishment into compliance going forward. Violation of this Order and failure to operate the Massage Establishment in conformity with the Roseville Municipal Code will result in the immediate revocation of Massage Business Permit 2024 - 00000121 .

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
City of Roseville

EXHIBIT 7.2-E



City Attorney
311 Vernon Street
Roseville, California 95678

CITATION APPEAL DECISION

Name of Appellant: Guifeng Xiong

Citation No.: 21459

FIRST VIOLATION

Roseville Municipal Code Section: 9.10.030(A), Operating Without Massage Permit

- 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.

SECOND VIOLATION

Roseville Municipal Code Section: 9.10.030(B), Operating Without CAMTC Certificate

- 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: Guifeng Xiong

Citation Number: 21459

THIRD VIOLATION

Roseville Municipal Code Section: 9.10.200(G), Employee Dress Code

- 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: April 23, 2026

By: 
Tom Rutherford
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 7.3-A



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

**Administrative Citation Appeal Hearing
Staff Report**

Date of Hearing: Thursday, April 23, 2026 at 3:00 p.m.
Appellant: YanYan Zhang, (Spa and YanYan, 1050 Melody Lane, Ste 120)
Citation: 22066

Narrative:

On 12/03/2025, at approximately 1430 hours, Community Service Officer ("CSO") E. Broussard, Roseville Police Department Crime Suppression Unit (CSU) and Roseville Code Enforcement Inspector II, Yuri Zinzun arrived at 1050 Melody Lane, Ste 120 to conduct an unannounced massage compliance inspection. Prior to inspecting the massage business, CSO Broussard confirmed that there was no active Massage Business Permit(s) or pending application(s) for Massage Business Permit for this location.

Upon arrival, it was noted the business sign above the front entrance read "Spa & YanYan". The glass windows and front door were covered in white blinds and (2) window clings depicting a female subject receiving shoulder and head massage which obstructed any view into the business/lobby, a violation of RMC 9.10.210(K). An "OPEN" sign was on and illuminated.

YanYan Zhang was located inside the business with a male customer who was completely naked on a massage table with only a small towel on his buttocks area. The male customer confirmed Zhang was conducting a one-hour massage for \$60.00. Zhang did not have a current/valid massage business permit and could not produce proof of a current/valid California Massage Therapy Council certification. This is a violation of RMC 9.10.030(A), RMC 9.10.030(B) and RMC 9.10.200(E). The male client confirmed he did not sign in on a client register and did not fill out any paperwork regarding his service, a violation of RMC 9.10.220(H).

Zhang previously had an active CAMTC certification, however she was denied recertification on 10/3/2024 due to the fact that Zhang engaged in unprofessional conduct and had disciplinary action taken against her by the County of Sacramento. Zhang was issued a Notice of Violation for operating a massage business without a license, camera concealed in a candy bowl and a male client was found lying face down on a massage table, completely unclothed.

CSO Broussard located a clear acrylic desktop sign holder on the top of the front desk in the front lobby of the business with a menu of services titled "Massage Services". I noted there was an option for Body Massage, 60 minutes for \$70 and at the bottom of the menu was a caption that read "New opening special: \$10 off 1 hour massage" indicating the cost for a 60-minute massage would be \$60 which was consistent with the male client's statement about the cost of his service.

During further inspection of the business, an open and partially consumed can of Truly Hard Seltzer was located in the refrigerator in the laundry room/breakroom, a violation of **RMC 9.10.220(D)** and linens and towels were stored/hanging in an unsanitary manner in the laundry room/breakroom and spare room being used for storage, a violation of **RMC 9.10.220(B)**.

On 11/19/2025, prior to the December inspection, an undercover officer with the Roseville Police Department entered the business and requested massage services. An individual, later identified as Peiyun Qin, gave the officer a business card and agreed to perform massage services on the officer. While Qin had an active and current City of Roseville business license #00856427 (Issued 11/28/2025-12/31/2026) to conduct massage business at 1050 Melody Lane, Ste 120, she was not reported as an employee or independent contractor for this location by Zhang as required by the Municipal Code, , a violation of **RMC 9.10.200(F)**. Zhang later provided a copy of a 30-Day Notice of Termination of Sublease dated 12/10/2025 addressed to Qin and signed by Zhang and Qin on 12/10/2025, confirming that Qin had been on site at the location but not reported to Roseville PD .

CSO Broussard issued citation #22066 for the violations noted above, specifically:

- RMC 9.10.030(A) RMC 9.10.030(B)
- RMC 9.10.200(E) RMC 9.10.200(F)
- RMC 9.10.210(K) RMC 9.10.220(B)
- RMC 9.10.220(H) RMC 9.10.220(D)

Massage Business Permit, RMC 9.10.030(A)

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

Violation RMC 9.10.030(B) – CAMTC Certification or Exemption

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

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

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

Employee and Independent Contractor Reporting, RMC 9.10.200(F): Every owner or manager shall report to the chief of police any change of employees or independent contractors, whether by new or

renewed employment, discharge or termination, on the form and in the manner required by the chief of police. The owner or manager shall provide the name of the employee or contractor and the date of hire or termination within seven calendar days of the date of hire or termination.

Violation RMC 9.10.210(K) – Window Coverings

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

Violation RMC 9.10.220(B) – Linen

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

Violation RMC 9.10.220(H) – Client Service Records

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

Alcohol, RMC 9.10.220(D): No person shall enter, be, or remain in any part of a massage business while under the influence of an alcoholic beverage or drug unless it is a drug prescribed for that individual. The owner or manager shall not permit any person under the influence of an alcoholic beverage or non-prescribed drug to enter or remain on such premises. Furthermore, no person shall administer or receive a massage while consuming or using an alcoholic beverage or drug unless it is a drug prescribed for that individual.

Respectfully Submitted,

Erika Broussard
Community Service Officer II/Permit Coordinator

Attachment(s):

Roseville Police Department report #2025-00072074

California Massage Therapy Council Notice of Proposed Denial of Application for Recertification dated 8/13/2024 Re: YanYan Zhang

30-Day Notice of Termination of Sublease dated 12/10/2025



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

**CASE NUMBER:
2025-00072074**
**ASSOCIATED CASE NUMBER:
2025-00072038**

REPORTED DATE/TIME: **12/03/2025 13:44** OCCURRED FROM DATE/TIME: **12/03/2025 13:44** OCCURRED THRU DATE/TIME: **12/03/2025 13:44**

OCCURRED INCIDENT TYPE: **MUNI CODE VIOLATION** LOCATION OF OCCURRENCE: **1050 MELODY LN 120
ROSEVILLE, CA**

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

STATE/DESCRIPTION	CLASS
01 9.10.030(A) RMC-I MESSAGE ESTABLISHMENT-UNLAWFUL TO OPERATE W/OUT PERMIT	INFRACTION
02 9.10.030(B) RMC-I DIPLOMA/CERTIFICATE OF GRADUATION FROM APPROVED MASSAGE SCHOOL	INFRACTION
03 9.10.200(E) RMC-I MESSAGE DIPLOMA OR CERTIFICAT OF GRADUATION FOR EACH MASSAGE PROFESSIONAL	INFRACTION

SUBJECT TYPE: **VICTIM** NAME (LAST, FIRST, MIDDLE SUFFIX): **CITY OF ROSEVILLE,** DOB:
 RELATED OFFENSE: **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): **ZHANG, YANYAN** DOB: **08/03/1965**
 RELATED OFFENSE: **[REDACTED]**
 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

An unannounced massage compliance inspection was conducted at Spa & YanYan (1050 Melody Ln, Ste 120). An individual located at this location was conducting unpermitted massage services [REDACTED]

Unlawful dissemination of this restricted information is prohibited.

Released to: _____

Date/Badge: _____

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID# **3070 BROUSSARD** DATE / TIME **12/15/2025 14:33** APPROVED BY **HAGERMAN, MICHAEL** **12/15/2025**



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

**CASE NUMBER:
2025-00072074**
**ASSOCIATED CASE NUMBER:
2025-00072038**

ADDITIONAL SUBJECTS

SUBJECT TYPE MENTIONED	NAME (LAST, FIRST, MIDDLE SUFFIX) SPA AND YANYAN,	DOB
RELATED OFFENSE	ADDRESS (STREET, CITY, STATE, ZIP) 1050 MELODY LN 120 ROSEVILLE, CA 95678	
SCHOOL/EMPLOYER NAME/ADDRESS		EMAIL
DL NUMBER / STATE	PRIMARY PHONE BUSINESS (916)786-2525	PHONE #2 PHONE #3
RACE	SEX	HEIGHT or RANGE WEIGHT or RANGE HAIR EYE COLOR AGE or AGE RANGE
SCAR / MARK / TATTOO		
CLOTHING DESCRIPTION		

SUBJECT TYPE MENTIONED	NAME (LAST, FIRST, MIDDLE SUFFIX) QIN, PEIYUN	DOB
RELATED OFFENSE	ADDRESS (STREET, CITY, STATE, ZIP)	
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		

SUBJECT TYPE MENTIONED	NAME (LAST, FIRST, MIDDLE SUFFIX)	DOB
RELATED OFFENSE	ADDRESS (STREET, CITY, STATE, ZIP)	
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		

SUBJECT TYPE MENTIONED	NAME (LAST, FIRST, MIDDLE SUFFIX)	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 / IOP 3070 BROUSSARD	DATE / TIME 12/15/2025 14:33	APPROVED BY HAGERMAN, MICHAEL 12/15/2025
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City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00072074
ASSOCIATED CASE NUMBER:
2025-00072038

GENERAL PROPERTY

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

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ICR 3070 BROUSSARD	DATE / TIME 12/15/2025 14:33	APPROVED BY HAGERMAN, MICHAEL 12/15/2025
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City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00072074
 ASSOCIATED CASE NUMBER:
 2025-00072038

NARRATIVE

(Cited/Suspect) YanYan Zhang, Business Owner- Spa & YanYan (CAMTC #84295)

(V) City of Roseville

(M) Spa & YanYan

(M) Peiyun Qin (CAMTC #78097)

(M) [REDACTED] (CAMTC [REDACTED])

(M) [REDACTED], Customer of Zhang

RELATED CASE(S):

Roseville PD 2025-00072038

BODY WORN CAMERA (BWC): CSU

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

SUMMARY:

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

An unannounced massage compliance inspection was conducted at Spa & YanYan (1050 Melody Ln, Ste 120). An individual located at this location was conducting unpermitted massage services [REDACTED]

INVESTIGATION:

Prior to conducting a compliance check on the following location (1050 Melody Ln, Ste 120), I conducted a check of the Roseville Police Department permit module and noted there were no active Massage Business Permit(s) or pending application(s) for Massage Business Permit for this location.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID#
3070 BROUSSARD

DATE / TIME
12/15/2025 14:33

APPROVED BY
HAGERMAN, MICHAEL 12/16/2025



NARRATIVE (continuation)

I conducted a search of the City of Roseville business license portal and located the following active business license(s) for this location: Account number #00855697, Business Name: Beauty Salon issued to YanYan Zhang (8/30/2025-12/31/2025, 1/1/2026-12/31/2026) for business type barber, beauty and nails. Account number #00856427, Business Name: Master Massage issued to Peiyun Qin (11/28/2025-12/31/2025, 1/1/2026-12/31/2026) for business type massage establishment. See Attachment

I conducted an online search of the California Massage Therapy Council website and located an expired CAMTC certificate for YanYan Zhang #84295 (5/11/2022-5/11/2024) and an active and current CAMTC certificate for Peiyun Qin #78097 (2/8/2025-2/8/2027). The CAMTC accounts indicated both Zhang and Qin reside at the same address (8423 Oak Flat Way Antelope Ca 95843).

Peiyun Qin currently has an active Roseville Police Department Massage Business Permit #2025-00000051 to conduct massage business at 227 Riverside Ave (7/14/2025-7/14/2027).

On 11/19/2025, an undercover officer (hereafter referred to as C.I.) responded to Spa & YanYan (1050 Melody Ln, Ste 120) to inquire about massage services. C.I. advised me he entered the business lobby, and an Asian female exited one of the closed rooms. C.I. told her he was looking into the services provided and stated he specifically wanted a full body massage. C.I. stated the Asian female said yes and retrieved a massage menu from behind the counter. The Asian female provided C.I. a business card and requested C.I. call for an appointment. The business card was pink with a butterfly, a pair of hands and contained the following information: Spa & YanYan Relax You Deserve It, Open 7 Days 10am-8pm, Walk Ins Welcome 1050 Melody Ln 120 Roseville Ca 95678 916-786-2525.

I obtained color photos of Zhang and Qin from CalPhoto and upon reviewing the photo's, C.I. confirmed Qin was the Asian female who provided him the business card.



On 12/3/2025 at approximately 1430 hours, CSU, Zinzun and I arrived at 1050 Melody Ln, Ste 120 for an unannounced compliance check.



Upon arrival, I noted the business sign above the front entrance read "Spa & YanYan". The glass windows and front door were covered in white blinds and (2) window clings depicting a female subject receiving shoulder and head massage which obstructed any view into the business/lobby. An "OPEN" sign was on and illuminated.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: ID# 3070 BROUSSARD	DATE / TIME 12/15/2025 14:33	APPROVED BY HAGERMAN, MICHAEL 12/15/2025
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NARRATIVE (continuation)

The following individuals were located inside the establishment: YanYan Zhang and her customer, [REDACTED] CSU advised Zhang was in the middle of massaging [REDACTED] who was completely naked with a small towel on his buttocks area.

A Language Line interpreter was used to communicate with Zhang as she indicated her primary language was Mandarin.

[REDACTED] was identified via his California Identification card. Zhang was identified via her California driver's license.

At the time I contacted [REDACTED], he was clothed and had emerged from the massage room on a mobility scooter. [REDACTED] confirmed Zhang was conducting a one-hour massage for \$60.00. [REDACTED] advised he did not pay for the service prior to being escorted to the massage room and he further confirmed he did not sign in on a client register or fill out any paperwork regarding his service. I asked [REDACTED] how he knew the business offered massage services and he stated he lives in the neighborhood, so he'd passed by the business on prior occasions and decided to stop in to give them a try because he has chronic pain from his disability.

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

I located a clear acrylic desktop sign holder on the top of the front desk in the front lobby of the business with a menu of services titled "Massage Services". I noted there was an option for Body Massage, 60 minutes for \$70 and at the bottom of the menu was a caption that read "New opening special: \$10 off 1 hour massage" indicating the cost for a 60-minute massage would be \$60 which was consistent with [REDACTED]'s statement about the cost of his service.

While conducting a search of the front desk lobby, CSU located identification documents belonging to a [REDACTED] a California driver's license and California Massage Therapy Council identification card. The documents were color photocopied, front and back and laminated to give the appearance of original documents. Zhang could not/would not provide an explanation as to why the documents were in the desk, only stated that [REDACTED] was a colleague. I collected the photocopied items and booked them into Roseville Police Department evidence. (E16457-25)

I reviewed the violations with Zhang, and she signed page 5 of 5 of the Massage Business Inspection sheet as the Massage Establishment Representative. (see attached)

Using my department issued cell phone, I photographed the interior and exterior of the business documenting the violations. I posted a Public Notice of Violation for Massage Business Permit and Closure to the front of the business based upon lack of an active Massage Business Permit and violations.

Based upon the violations noted during the inspection, I issued Zhang an Administrative Complaint Cite (#22066).

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: ID#
3070 BROUSSARD

DATE TIME
12/15/2025 14:33

APPROVED BY:
HAGERMAN, MICHAEL 12/15/2025



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00072074
 ASSOCIATED CASE NUMBER:

NARRATIVE (continuation)

I transferred all photos taken (51 total) at the time of inspection to a DVD-R and booked it into Roseville Police Department evidence. (E16456-25)

Zinzun confirmed Zhang did not have a current Certificate of Occupancy on file for Spa & Yan Yan. The last Certificate of Occupancy was issued on 9/2/2022 to Spa & Massage.

****End of Inspection****

It should be noted that Zhang previously had an active CAMTC certification, however she was denied recertification on 10/3/2024 due to the fact that Zhang engaged in unprofessional conduct and had disciplinary action taken against her by the County of Sacramento. Zhang was issued a Notice of Violation for operating a massage business without a license, camera concealed in a candy bowl and a male client was found lying face down on a massage table, completely unclothed. I obtained and attached the CAMTC Notice of Proposed Denial of Application for Recertification dated 8/13/2024 to this report for reference.

RECOMMENDATIONS:

Forward to City Attorney's office.

Forward to California Massage Therapy Council complaints@camtc.org

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID# 3070 BROUSSARD	DATE / TIME 12/15/2025 14:33	APPROVED BY HAGERMAN, MICHAEL	12/15/2025
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**Roseville Police Department
Massage Business Inspection**

2025-72074

Business Name: Spa & Yan Yan
Business Address: 1050 Melody Lane, Ste 120
Owner Name: Yanyan Zhang
Manager (if on site):

Date: 12/3/2025

C – Compliance
V – Violation / Noncompliance

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

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

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

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

If noncompliant, provide additional details: Zhang was conducting a massage on a client identified as [REDACTED] at the time of the inspection. [REDACTED] was located in a room, nude, with a towel on is buttocks and confirmed Zhang was conducting a one hour massage for \$60.00.

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

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

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

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

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

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

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

Hours of operation are properly posted or visible. C

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

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

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

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

If noncompliant, provide additional details: Zhang was conducting a massage on a client identified as [REDACTED] at the time of the inspection. [REDACTED] was located in a room, nude, with a towel on is buttocks and confirmed Zhang was conducting a one hour massage for \$60.00. Zhang could not and did not produce a CAMTC exemption certificate or CAMTC certificate/identification.

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

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

If noncompliant, provide additional details: Peiyun Qin has an active and current City of Roseville business license #00856427 (Issued 11/28/2025-12/31/2026) to conduct massage business at 1050 Melody Lane, Ste 120. Qin was also identified as the massage therapist who provided C.I. a business card and agreed to conduct massage services on 11/19/2025. Qin is not and was not reported to be an employee or independent contractor at this location.

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

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

If noncompliant, provide additional details: _____

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

Massage business was open to inspection. C

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

List of services properly posted and maintained. C

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

Proper toilet facilities provided. C

If noncompliant, provide additional details: _____

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

Windows are uncovered and lobby is visible. V

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

Proper sanitation maintained. C

If noncompliant, provide additional details: _____

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

Proper use of linens maintained. V

If noncompliant, provide additional details: Linens and towels were stored/hanging in an unsanitary manner in the laundry room/breakroom and spare room being used for storage.

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

Massage business is not being used for living quarters. C

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

Customer/client record properly maintained. V

Customer/client record provided upon demand. V

If noncompliant, provide additional details: Zhang could not produce any customer sign in sheets or client registers. confirmed he did not sign in or complete any paperwork regarding his service prior to the start of his massage service.

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

Human trafficking notices are properly posted. C

Alcohol, RMC 9.10.220(D): No person shall enter, be, or remain in any part of a massage business while under the influence of an alcoholic beverage or drug unless it is a drug prescribed for that individual. The owner or manager shall not permit any person under the influence of an alcoholic beverage or non-prescribed drug to enter or remain on such premises. Furthermore, no person shall administer or receive a massage while consuming or using an alcoholic beverage or drug unless it is a drug prescribed for that individual.

If noncompliant, provide additional details: An open and partially consumed can of Truly Hard Seltzer was located in the refrigerator in the laundry room/breakroom.

ADDITIONAL VIOLATIONS:

RMC Section: _____ Description of Violation: _____

RMC Section: _____ Description of Violation: _____

RMC Section: _____ Description of Violation: _____

RMC Section: _____ Description of Violation: _____

ADDITIONAL NOTES:

SIGNATURE OF INSPECTING OFFICIAL(S)

<u>E. BROUSSARD</u>	<u><i>E. Broussard</i></u>	<u>12/31/25</u>
Print Name	Sign Name	Date

SIGNATURE OF MASSAGE ESTABLISHMENT REPRESENTATIVE(S)

<u>X</u>		<u>12/3/25</u>
<u>Print Name</u>	<u>Sign Name <i>Jonathan King</i></u>	<u>Date</u>

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



Massage Services

Foot Massage

30 minutes - \$40

60 minutes - \$60

90 minutes - \$90

Body Massage

30 minutes - \$50

60 minutes - \$70

90 minutes - \$100

30 minutes (Deep Tissue) - \$60

Couple Massage / Four Hands Massage

30 minutes - \$100

60 minutes - \$140

90 minutes - \$200

New opening special: \$10 off 1 hour massage









00855697

Business Status: Active

Start Date: 8/30/2025

End Date:

License Status: Current

Issue Date: 8/30/2025

Expire Date: 12/31/2025

Balance Due: 0

State License # Kk6449082

State License Type: cosmetologist

State License

Status:

State License Exp Date: 12/30/2026

BEAUTY SALON

Business Address: 1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200

Location: Inside

Location Type: Commercial

Mailing Address: 1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200

Ownership Type: Sole Proprietorship

Phone Number: (626) 383-7939

Fax Number:

Email: zyy490818@gmail.com

Website:

Geo Areas:

License Description: FACIAL.SCALP & HEAD
SPA.NAILS.BARBER.WAXING

Business Type: BARBER. BEAUTY, NAILS

Rate Type: STD - 2700 Retail/Srvs

NAICS: 812112 - Beauty Salons

SIC: 7231002 - Beauty And
Barber Shops, Combined

Owners / Officers

YANYAN ZHANG, ([REDACTED])

Emergency Contacts

YANYAN ZHANG, ([REDACTED])

Alarm Company

00855697

Business Status: Active
Start Date: 8/30/2025
End Date:
License Status: Current
Issue Date: 1/1/2026
Expire Date: 12/31/2026
Balance Due: 0
State License # KK6449082
State License Type: COSMETOLOGIST
State License Status:
State License Exp Date: 12/30/2026

BEAUTY SALON

Business Address: 1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200
Location: Inside
Location Type: Commercial
Mailing Address: 1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200
Ownership Type: Sole Proprietorship
Phone Number: (626) 383-7939
Fax Number:
Email: zyy490818@gmail.com
Website:
Geo Areas:
License Description: FACIAL.SCALP & HEAD
SPA.NAILS.BARBER.WAXING
Business Type: BARBER, BEAUTY, NAILS
Rate Type: STD - 2700 Retail/Srvs
NAICS: 812112 - Beauty Salons
SIC: 7231002 - Beauty And
Barber Shops, Combined

Owners / Officers

YANYAN ZHANG, ([REDACTED])

Emergency Contacts

YANYAN ZHANG, ([REDACTED])

Alarm Company

90856427

Business Status: Active
Start Date: 11/28/2025
End Date:
License Status: Current
Issue Date: 11/28/2025
Expire Date: 12/31/2025
Balance Due: 0
State License # 78097

State License Type: CAMTC Certified Massage T
State License Status: Verified on 11/4/2025: ACTIVE
State License Exp Date: 2/8/2027

MASTER MASSAGE
PEIYUN QIN

Owners / Officers
PEIYUN QIN, Owner, [REDACTED]
qpyumibeg@gmail.com

Emergency Contacts
PEIYUN QIN, Owner, [REDACTED]
qpyumibeg@gmail.com

Alarm Company

1050 MELODY LN STE 120
Business Address: ROSEVILLE, CA 95678-5200

Location: Inside

Location Type: Commercial

1050 MELODY LN STE 120
Mailing Address: ROSEVILLE, CA 95678-5200

Ownership Type: Sole Proprietorship

Phone Number: (916) 885-9198

Fax Number:

Email: qpyumibeg@gmail.com

Website:

Geo Areas:

THERAPEUTIC MASSAGE
SERVICES INCLUDING
FOOT MASSAGE, BODY
MASSAGE, AND DEEP
TISSUE MASSAGE.

License Description:

Business Type: MASSAGE ESTABLISHMENT

Rate Type: STD - 2700 Retail/Srvs

NAICS: 812199 - Other Personal Care Services

SIC: 7299028 - Massage Parlors

0085147

Business Status: Active
Start Date: 1/28/2025
End Date:
License Status: Current
Issue Date: 1/1/2026
Expire Date: 12/31/2026
Balance Due: 0
State License # 78097
State License Type: CAMTC
State License Status:
State License Exp Date: 2/8/2027

MASTER MESSAGE

PEIYUN QIN

1050 MELODY LN STE 120
Business Address: ROSEVILLE, CA 95678-5200
Location: Inside
Location Type: Commercial
1050 MELODY LN STE 120
Mailing Address: ROSEVILLE, CA 95678-5200
Ownership Type: Sole Proprietorship
Phone Number: (916) 885-9198
Fax Number:
Email: qpyumipeg@gmail.com
Website:
Geo Areas:
License Description: THERAPEUTIC MASSAGE
Business Type: MASSAGE ESTABLISHMENT
Rate Type: STD - 2700 Retail/Srvs
NAICS 812199 - Other Personal Care Services
SIC: 7299028 - Massage Parlors

Owners / Officers

PEIYUN QIN, OWNER, [REDACTED]
qpyumipeg@gmail.com

Emergency Contacts

PEIYUN QIN, OWNER, [REDACTED]
qpyumipeg@gmail.com

Alarm Company

Broussard, Erika

From: BRD Liaison <BRDliaison@camtc.org>
Sent: Tuesday, July 29, 2025 6:06 AM
To: Broussard, Erika
Subject: Re: Zhang #84295
Attachments: denial.YanYan Zhang.declaration.pdf; denial.YanYan Zhang.proposed denial.recert.pdf

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

Good morning,

Thank you for the inquiry. Here is the certification history for the expired certificate holder and the attached letters that were mailed out on 8/13/24.

Certification History:

Certified: 5/11/20

Recertified: 5/11/22

Applied for Recertification: 2/10/24

Expired: 5/11/24

Proposed Denial Letter sent: 8/13/24

Denied certification: 10/3/24

The status will remain expired. She is eligible to reapply for certification after 10/3/26.

BRD Liaison
California Massage Therapy Council
brdliaison@camtc.org
www.camtc.org

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

August 13, 2024

VIA FIRST CLASS MAIL

To: YanYan Zhang, ID #150726, Cert. #84295 (Expired)
8423 Oak Flat Way
Antelope, CA 95843

From: California Massage Therapy Council
Background Review Department

Re: Notice of Proposed Denial of Application for Recertification

This is to inform you of the California Massage Therapy Council's ("CAMTC") proposed decision to deny your application for recertification. Your application for recertification has been reviewed thoroughly and the proposed decision to deny was made by CAMTC's Background Review Department ("BRD") pursuant to CAMTC's law and Procedures for Denial of Certification or Discipline/Revocation ("Procedures" – copy enclosed).

Background:

Your proposed denial is based on the fact that you: engaged in unprofessional conduct; had disciplinary action taken against you by the County of Sacramento; and failed to update information to CAMTC in a timely manner.

- CAMTC received a declaration, signed under penalty of perjury, from Mark Martinez, Business License Inspector with the County of Sacramento in regard to your conduct on October 24, 2023. (Copy enclosed.)
- According to Inspector Martinez's sworn declaration, on October 24, 2023, he participated in an inspection of "Antelope Massage," located at 5800 Antelope Road, #A5, in the county of Sacramento. After concluding his inspection, he prepared a written report of the event, truthfully and to the best of his ability, made in the regular course of business and near the time of the inspection. (Attached as Exhibit A to Inspector Martinez's declaration.)
- According to Inspector Martinez's written report, on October 24, 2023, Business License Supervisor K. Brown communicated that you, as one of the new owners of Antelope Massage, visited their office seeking information about the timeframe for your license to become active. Investigator Brown informed you that it could take up to 90

days and that the business could not open until the licenses were active. Investigator Brown asked Investigator Martinez to go out and check Antelope Massage to confirm they were not operating.

- At 2:40 p.m., Investigator Martinez conducted a field check of Antelope Massage. Upon arrival, within the establishment, he observed a camera aimed at the lobby, placed inside a candy bowl on the reception desk, in violation of SCC 4.36.090(N). He rang the bell on the reception counter and waited. You emerged from massage room two and greeted him from behind the counter. He asked if the business was open, and you said that it was open. Investigator Martinez identified himself and presented his Sacramento County identification badge. You then stated, "No, not open for business." He asked to conduct an inspection, to which you provided your consent. He asked to see your ID and massage logs. You provided an expired CAMTC card and massage logs with the previous owner's name on them.
- He inquired whether there were any other individuals inside the establishment. You responded "no" while proceeding toward the back. For safety reasons, Investigator Martinez followed you, simultaneously checking the rooms and commencing his inspection. He proceeded to room two, the same room that you came from when he entered the business. He observed the door was slightly ajar. He opened it further, which revealed a male individual lying face down on a massage table, completely unclothed, in violation of SCC 4.36.090(L). He swiftly attempted to cover himself.
- After returning to the front of the business with Investigator Martinez, he questioned you about your earlier misrepresentation concerning the presence of other individuals. You admitted that the person in room two was your boyfriend. He requested he vacate the premises. After some time, both you and your male client exited room two. You both walked to the lobby where Investigator Martinez identified himself to your male client verbally and with his Sacramento County ID badge. He asked your male client if he was your boyfriend, and he acknowledged this. He asked your male client to confirm your name. At this point, both you and your male client appeared uncomfortable, and you handed your male client your CAMTC card, from which he read your name. Investigator Martinez asked him for your birthdate, to which he responded by saying that you do not even remember his birthdate. Investigator Martinez asked your male client if he paid for the massage you provided, to which he responded no, explaining that it's a perk of having a girlfriend who does massages. This clearly indicated that you had given the massage, operating without a valid massage establishment license. Investigator Martinez then issued you a Notice of Violation for operating without a license.
- On October 24, 2023, the County of Sacramento issued you a Notice of Violation ("NOV") for operating without a valid license, as a result of the inspection of Antelope Massage, identified above. The NOV ordered you to cease business operations until you have brought the business into compliance.
- On December 18, 2023, the County of Sacramento denied your special business license application to operate Antelope Massage. The denial was based on the following violations of the Sacramento County Code discovered during the inspection of Antelope Massage on October 24, 2023: SCC 4.36.040- License Required (you operated the establishment without a license); SCC 4.36.090(L)- No person shall be present in any room with another person unless that person's genitals, gluteal cleft, and anus are fully covered; and SCC 4.36.090(N)- Device used as early warning

system prohibited (camera inside candy bowl on reception desk). You did not appeal the denial of your special business license application.

- On May 11, 2024, your CAMTC certificate expired.
- As a CAMTC certificate holder, you were required to notify CAMTC in a timely manner of your Notice of Violation, the denial of your special business license application, and Antelope Massage as a business location within thirty days of starting work there, yet you failed to do so.

Findings of the BRD after reviewing the facts:

After careful review of your complete file, including but not limited to your Department of Justice record, application for certification and attachments, applications for recertification and attachments, the sworn declaration identified above, documents from the County of Sacramento, and your communication with CAMTC, the BRD finds that your application for recertification should be denied. This is in order to protect the public safety in accordance with CAMTC's Procedures.

The BRD finds by a preponderance of the evidence, that you engaged in unprofessional conduct on October 24, 2023, on the premises of Antelope Massage. Specifically, according to Investigator Martinez's sworn declaration, he conducted an inspection of Antelope Massage on October 24, 2023. After the inspection he prepared a written report. (Exhibit A to Investigator Martinez's declaration.) According to Investigator Martinez's written report, during an inspection of Antelope Massage on October 24, 2023, you engaged in unprofessional conduct, in violation of Procedures section 1.c., when: you had a camera aimed at the lobby, placed inside a candy bowl on the reception desk, in violation of SCC 4.36.090(N); you misrepresented to Investigator Martinez that there were no other individuals inside the establishment; you misrepresented that your male client was your boyfriend, when it is clear he did not know you personally in that he did not know your name or birthday; you allowed your male client to be completely nude with his entire buttocks exposed while you were present inside the massage room, in violation of SCC 4.36.090(L); and you provided a massage without a valid special business license as required. 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 BRD finds by a preponderance of the evidence that written report prepared by Investigator Martinez regarding his inspection of Antelope Massage constitutes reliable evidence because it was provided by the County of Sacramento and Investigator Martinez prepared the written report of the event, truthfully and to the best of his ability, in the regular course of business and near the time of the inspection. CAMTC also received correspondence from you on February 8, 2024, in which you admit that you were present during Investigator Martinez's inspection with your "friend David," you were going to help David with his sore shoulder and asked him to wait in the room, you had a camera near the candy dish, Investigator Martinez asked if you and David knew each other's names, and he gave you a violation notice. The BRD finds that your correspondence to CAMTC corroborates Investigator Martinez's written report, which makes it more likely than not that all of the conduct set forth in Investigator Martinez's written report did, in fact, occur. Moreover, as a result of the inspection, you were issued a Notice of Violation and denial of your special business license application, which you did not appeal. The BRD finds the fact

that you did not challenge the violations set forth in the Notice of Violation and denial of your special business license application further corroborates that you engaged in the conduct set forth in Investigator Martinez's written report. The BRD therefore finds that Investigator Martinez's written report is more credible than your written statement. Therefore, the BRD finds by a preponderance of the evidence that you engaged in unprofessional conduct, in violation of Procedures section 1.c., and you committed a fraudulent, dishonest, or corrupt act that is substantially related to the qualifications or duties of a certificate holder, in violation of Procedures section 1.i., when you engaged in the above noted conduct.

Additionally, the BRD finds by a preponderance of the evidence that the conduct described in Investigator Martinez's declaration and written report is significant enough, on its own, to meet the criteria to support denial of your application for recertification. Therefore, based on the above findings in regard to Investigator Martinez's declaration and written report alone, the BRD finds by a preponderance of the evidence that your application for recertification should be denied.

The BRD also finds by a preponderance of the evidence that you had disciplinary action taken against you by the County of Sacramento, in violation of Procedures section 1.i. Disciplinary action includes the denial of a license by a local government agency that regulates massage. On December 18, 2023, the County of Sacramento denied your special business license application to operate Antelope Massage. The denial was based on the following violations of the Sacramento County Code discovered during the inspection of Antelope Massage on October 24, 2023: 4.36.040 SCC– License Required (you operated the establishment without a license); 4.36.090(L) SCC- No person shall be present in any room with another person unless that person's genitals, gluteal cleft, and anus are fully covered; and 4.36.090(N) SCC – Device used as early warning system prohibited (camera inside candy bowl on reception desk). You did not appeal the denial of your special business license application. Pursuant to Business and Professions Code section 4609(a)(8), a certified copy of the decision shall be conclusive evidence of the action. CAMTC received a certified copy of the denial of your special business license application by the County of Sacramento, and therefore has conclusive evidence of this disciplinary action taken against you. The BRD therefore finds by a preponderance of the evidence that you had disciplinary action taken against you by a government agency, in violation of Procedures section 1.i. The BRD further finds that you engaged in unprofessional conduct, in violation of Procedures section 1.c., when you engaged in the conduct that resulted in disciplinary action being taken against you by the County of Sacramento, because you failed to follow the laws, rules, and regulations governing your profession. The BRD further finds 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, in violation of Procedures section 1.i., when you engaged in the conduct that resulted in the above noted disciplinary action.

Additionally, the BRD finds by a preponderance of the evidence that the denial of your special business license application by the County of Sacramento is significant enough, on its own, to meet the criteria to support denial of your application for recertification. Therefore, based on the above findings, in regard to the denial of your special business license application alone, the BRD finds by a preponderance of the evidence that your application for recertification should be denied.

The BRD further finds by a preponderance of the evidence that you failed to notify CAMTC of your Notice of Violation and the denial of your special business license application by the County of Sacramento in a timely manner, as you were required to do as a CAMTC certificate holder. You signed your initial CAMTC application for certification on March 15, 2020, and you marked the "YES" box to the right of the following statement:

I understand that it is my duty and responsibility as an Applicant for California Massage Therapy Council (CAMTC) Certification in Massage Therapy per CA Business & Professions Code Section 4600 et seq. to fully disclose all requested information and to supplement and/or update my Application after it has been submitted and to update my information and notify CAMTC when I am a certificate holder, if and when any change in circumstances or conditions occur which might affect CAMTC's decision concerning my eligibility for Certification. I understand that if I am charged with Penal Code section 647(b)- Prostitution, or any act punishable as a sexually related crime, or required to register as a sex offender in California or another state, I am required to immediately notify CAMTC of the fact that these charges have been filed against me, and if/when I have been convicted of these or any other offenses. Failure to supplement and/or update my Application or update my information with CAMTC when I am a certificate holder may result in disciplinary action by CAMTC against me, including but not limited to denial of my Application or revocation of my Certification.

Additionally, you signed two subsequent CAMTC applications for recertification, on February 3, 2022 and February 10, 2024, and on each recertification application, you acknowledged and reaffirmed your duty to update CAMTC regarding any change in circumstances or conditions that occur which might affect CAMTC's decision concerning your eligibility for certification. However, on October 24, 2023, the County of Sacramento issued you a Notice of Violation ("NOV") for operating without a valid license, as a result of the inspection of Antelope Massage, identified above. The NOV ordered you to cease business operations until you have brought the business into compliance. In addition, as noted above, on December 18, 2023, the County of Sacramento denied your special business license application to operate Antelope Massage based on several violations of the Sacramento County Code, which you did not appeal. You were a CAMTC certificate holder during this period. Your NOV and special business license application denial both constitute a change in circumstances that affects your eligibility for certification in that CAMTC is authorized to take disciplinary action against you based on disciplinary action taken against you by a governmental agency that regulates massage. Moreover, you are required to notify CAMTC when you are issued an NOV so that CAMTC may conduct an investigation into the incident that resulted in the violation notice. Therefore, as a CAMTC certificate holder, you were required to notify CAMTC of your NOV and license denial by the County of Sacramento in a timely manner, yet you failed to do so. Although CAMTC received correspondence from you on February 8, 2024, in which you disclosed that you were issued a violation notice on October 24, 2023, and that your special business license application was denied in December 2023, the BRD finds that your notification to CAMTC was untimely in that it occurred over two to three months after you were issued the NOV and your license application was denied. Moreover, you only provided this information to CAMTC after a

specific request, rather than notifying CAMTC on your own. Therefore, because you failed to notify CAMTC regarding the above noted facts in a timely manner, the BRD finds by a preponderance of the evidence that you have committed two violations of a provision of the Massage Therapy Act or a rule or bylaw adopted by the Council, resulting in two violations of Procedures section 1.e.

The BRD also finds by a preponderance of the evidence that you failed to update CAMTC with Antelope Massage as a business location within thirty days of starting work there, as you were required to do as a CAMTC certificate holder. You signed your initial CAMTC application for certification on March 15, 2020, and you marked the "YES" box to the right of the following statement:

I understand that it is my responsibility by law to provide CAMTC with any CHANGE OF HOME ADDRESS, any CHANGE OF PRIMARY EMAIL ADDRESS, any CHANGE OF BUSINESS ADDRESS, and to notify CAMTC of additional business locations where I provide massage services for compensation within 30 DAYS of any such change or addition, and that failure to report such changes or additions in a timely manner to CAMTC may result in disciplinary action by CAMTC against me, including but not limited to revocation of my Certification.

Furthermore, you signed two subsequent CAMTC applications for recertification, on February 3, 2022 and February 10, 2024, and on each recertification application, you acknowledged and reaffirmed your duty to update CAMTC regarding any change of business address within thirty days of any such change. However, as noted above, according to Investigator Martinez's sworn declaration and written report, you provided a massage to your male client at Antelope Massage on October 24, 2023. You were a CAMTC certificate holder on October 24, 2023, and were required to update CAMTC with Antelope Massage as a business location within thirty days of starting work there, yet you failed to do so. (Business and Professions Code section 4608(d).) Although CAMTC received correspondence from you on February 8, 2024, in which you admit that on October 10, 2024, you applied for a special business license to operate your "new store," and you were present at your establishment on October 24, 2023 when you were going to help your "friend David" with his sore shoulder, you did not identify the name and address of this establishment. In addition, on your CAMTC application for recertification, which you signed on February 10, 2024, you disclosed that you were issued a Notice of Violation at Antelope Massage on October 24, 2023. However, the BRD finds that your notification of this business location was untimely in that it occurred over three months after you were found to be working at Antelope Massage. The BRD therefore finds by a preponderance of the evidence that you violated the Massage Therapy Act or a rule or bylaw adopted by the Council, in violation of Procedures section 1.e., and that you have failed to meet the requirements in Business and Professions Code section 4608, in violation of Procedures section 1.o.5., when you failed to update CAMTC with Antelope Massage as a business location in a timely manner.

Additionally, the BRD finds by a preponderance of the evidence that your failure to update your business location and NOV and special business license denial by the County of Sacramento to CAMTC in a timely manner is significant enough, on its own, to meet the

criteria to support denial of your application for recertification. The BRD finds 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 in a timely manner alone, the BRD finds by a preponderance of the evidence that your application for recertification should be denied.

Therefore, in accordance with CAMTC Procedures sections 1.c., 1.e., 1.i., 1.l., and 1.o.5. the BRD recommends that your application for recertification be denied.

Proposed Decision:

Based on the facts and findings, the BRD recommends denial of your application for recertification.

Procedure:

You may challenge this proposed decision to deny your application. In order to do so you MUST comply with ALL of the following requirements and deadlines or the proposed decision will become final and effective on **October 3, 2024**:

1. You must submit a written request for an oral telephonic hearing or consideration of a written statement (email ONLY by emailing camtcreviewgeneral@camtc.org). If you request an oral telephonic hearing you may also provide documents and evidence for your oral telephonic hearing. Due to the Sacramento County Coronavirus Order to disperse all nonessential work locations, CAMTC CANNOT accept documents or evidence by mail, as it has shut down its physical location. Therefore, all documents and evidence MUST be submitted electronically. Your written email request for an oral telephonic hearing or consideration of a written statement must be RECEIVED on or before **September 3, 2024**;
2. You must pay the hearing fee (\$270 for a telephonic hearing or \$180 for consideration of a written statement) on or before **September 3, 2024**, OR get a waiver of the hearing fee;
 - o How to Pay the Hearing Fee:
 - Email camtcreviewgeneral@camtc.org and request an invoice to pay the hearing fee, which will be sent to your email address. The fee MUST be paid on or before **September 3, 2024**.
 - o Fee Waivers:
 - To request a waiver of the fee, please submit a completed waiver request form (which can be found at: <https://www.camtc.org/media/1768/waiver-of-filing-fee-en.pdf>) with copies of all supporting documentation, to the email address noted on the form.
 - The completed waiver form and supporting documentation must be RECEIVED no later than **August 29, 2024**, in order to be considered.
 - If we do not receive a completed waiver request form and all supporting documentation by **August 29, 2024**, or if your request for a fee waiver is not granted, you can still request a telephonic hearing or consideration of a written statement, but you will have to pay the hearing fee by the deadline noted above.

3. If you have any documents, written statements, or evidence that you would like the hearing officers to consider at your oral telephonic hearing or consideration of a written statement, you must submit them so that they are RECEIVED electronically by CAMTC on or before **September 3, 2024**.

**WRITTEN STATEMENTS, DOCUMENTS, AND EVIDENCE RECEIVED
BY CAMTC AFTER SEPTEMBER 3, 2024 WILL NOT BE CONSIDERED**

If you request an oral telephonic hearing or consideration of a written statement, your telephonic hearing or consideration of a written statement will be scheduled for:

THURSDAY, SEPTEMBER 12, 2024

Oral telephonic hearings are held via teleconference at a time between 9:00 am and 3:00 pm. If you request an oral telephonic hearing we will notify you by email of the exact time and provide you with a unique passcode to join the teleconference. **IT IS VERY IMPORTANT THAT WE HAVE YOUR CURRENT EMAIL ADDRESS IN ORDER TO COMMUNICATE WITH YOU ABOUT YOUR TELEPHONIC HEARING, SO PLEASE UPDATE YOUR EMAIL ADDRESS WITH CAMTC IF NEEDED.** If you choose to appear at the oral telephonic hearing or submit a written statement for consideration, the hearing officers will consider all of the evidence provided and issue a final written decision on the matter.

You may request a continuance of your hearing date by emailing camtcreviewgeneral@camtc.org, but you must do so before the deadline has passed to request an oral hearing or consideration of a written statement. Requests for continuances are granted at CAMTC's sole discretion.

If you do not request a telephonic hearing or consideration of a written statement in writing (by email), and pay the hearing fee or get a waiver of the hearing fee by **September 3, 2024**, the proposed denial of your application will become final and effective on **October 3, 2024**.

If you do meet the requirements for an oral telephonic hearing or consideration of a written statement, and the proposed decision to deny is upheld by the hearing officers, the denial will become final and effective on **October 3, 2024**, or the date that your Final Notice of Decision is mailed, whichever date is later. Denied applicants must wait two years from the effective date of denial before reapplying for CAMTC certification.

AF/rk

DECLARATION OF MARK MARTINEZ
In relation to conduct by CAMTC certificate holder
YANYAN ZHANG, ID# 150726, Cert.# 84295

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I, MARK MARTINEZ, submit the following declaration and hereby declare as follows:

1. I have personal knowledge of each, and every fact stated in this declaration and if called upon as a witness, I can competently testify thereto.

2. I am employed by the County of Sacramento, Business Licensing Unit. On the date of the incident, I was a Business License Inspector. My duties included, but were not limited to, conducting inspections of massage establishments to determine compliance with the laws, rules, and regulations governing massage in the County of Sacramento, including the Sacramento County Code, and writing inspection reports to memorialize.

3. On October 24, 2023, I participated in the inspection of a massage establishment known as, "Antelope Massage," located at 5800 Antelope Road, #A5, in the County of Sacramento.

3. Also on October 24, 2023, after concluding the inspection of Antelope Massage, I prepared a written record of the event, truthfully and to the best of my ability. The record was made in the regular course of business and made near the time of the inspection. As the custodian of the report, if called upon as a witness, I can testify to its identity and the mode of its preparation.

4. I have attached a true and authentic copy of the record to this declaration, as Exhibit A. The report is three pages in total.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 10th day of APRIL, 2024 at SACRAMENTO California
(month) (city)

By: 
MARK MARTINEZ

Declaration of MARTINEZ

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EXHIBIT A

Declaration of MARTINEZ

October 24, 2023

Antelope Massage
5880 Antelope Blvd
APPL2023-03852
Business Owners: YanYan Zhang and Hui Xu

THIS IS A TRUE CERTIFIED COPY OF THE RECORD
IF IT BEARS THE SEAL, IMPRINTED IN PURPLE INK,
OF THE COUNTY OF SACRAMENTO

BY: 
TAX COLLECTION AND LICENSING
SACRAMENTO COUNTY, CA



On Tuesday, October 24th, 2023, Business License Supervisor K. Brown communicated that one of the new owners, YanYan Zhang, visited our office seeking information about the timeframe for her license to become active. K. Brown informed Zhang that it could take up to 90 days and informed Zhang that the business could not open until the licenses were active. K. Brown asked me to go out and check the business and confirm they're not operating.

At 02:40 PM, I, Inspector M. Martinez, conducted a field check at Antelope Massage, at 5800 Antelope Blvd. Upon arrival, within the establishment, I also noted a camera aimed at the lobby, strategically placed inside a candy bowl on the reception desk counter, a violation of Sacramento County Code Section 4.36.090 N. I proceeded to ring the bell located at the reception counter and waited for a few minutes. An Asian female, later identified as YanYan Zhang, emerged from massage room two and greeted me from behind the counter. I asked if the business was open, and Zhang confirmed that it was open. Subsequently, I verbally identified myself and presented my Sacramento County identification badge, and she stated "no, not open for business". I asked to conduct an inspection, to which she provided her consent. I asked Zhang to see her ID and the massage logs; Zhang provided an expired CAMTC card and massage logs with the previous owner's name on them and said she would have to look for her California ID.

Although I did not initially ask Zhang about the presence of other individuals within the establishment, she later seemed nervous and again claimed that the business was closed. I reminded her that she had initially stated that the business was open. Consequently, I inquired whether there were any other individuals inside the establishment, and she responded "no" while proceeding toward the back. For safety reasons, I followed her, simultaneously checking the rooms and commencing my inspection.

I inspected room one, finding it unoccupied and appearing unused. I proceeded to room two, the same room that Zhang came from when I entered the business and rang the bell on the desk, where I observed the door was slightly ajar. I opened it further, revealing a male individual lying face down on a massage table, completely unclothed. This was a violation of

Sacramento County Code 4.36.090 I, which pertains to privacy. It states that no person, while performing any task or services associated with a massage enterprise, shall be present in any room with another person unless that person's genitals, gluteal cleft, and anus are fully covered. He swiftly attempted to cover himself, prompting me to promptly close the door.

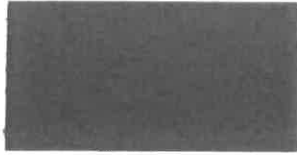
I then continued to accompany Zhang to retrieve her identification from a closet. After retrieving her ID and her return to the front, I questioned her about her earlier misrepresentation concerning the presence of other individuals. She then admitted that the person in room two was her boyfriend. I reassured her that honesty was paramount and requested that he vacate the premises.

After some time, both Zhang and her customer, later identified as [REDACTED] exited room two. They both walked to the lobby, where I identified myself verbally and with my Sacramento County ID badge to [REDACTED]. I then asked [REDACTED] if he was indeed Zhang's boyfriend, and he acknowledged. I requested to see his identification, and he agreed and showed it to me. I recorded his information and asked him to confirm Zhang's name. At this point, both appeared uncomfortable, and Zhang handed [REDACTED] her CAMTC card, from which he read her name. I then asked [REDACTED] for Zhang's birthdate, to which he responded by saying that she doesn't even remember my birthdate.

I inquired further and asked [REDACTED] if he had paid for the massage Zhang provided, to which he responded by saying no, explaining that it's a perk of having a girlfriend who does massages. This omission clearly indicates that Zhang had given the massage, operating without a valid massage establishment license. I thanked [REDACTED] for answering my questions and asked him to leave the premises. I then issued a notice of violation to Zhang for operating without a license, at this point Zhang appeared distraught and pleaded that she is honest, and that [REDACTED] was her boyfriend. I informed Zhang that our office will contact her sometime in the next couple of weeks, and that she needs to cease all activity. I explained that this incident will cause her business license to be denied. I thanked her for her time and while about to walk away she blocked me from movement and said to please trust her. I then pulled out my phone as a distraction and snuck past her exited the business. She continued to ask me to trust her and come back inside but for safety reasons I stayed just outside the door and told her that she must exit and lock the business up.

Zhang then gathered her personal items in a grocery bag, exited and locked the door behind her. I asked her if she had any questions, she once more pleaded to trust her. I informed her that we would be in contact with her before walking away and leaving the area.

***NOTE: Customer Information**



****End Of Report****

Written by:
Inspector M. Martínez
Badge Number: 23
County of Sacramento, Business Licensing Unit

SPA & YANYAN
1050 Melody Ln, Suite 120
Roseville, CA 95678

Date: December 10, 2025

To: Peiyun Qin

Re: 30-Day Notice of Termination of Sublease

Dear Peiyun Qin,

This letter is to give you thirty (30) days' notice that your sublease of Room 1 and Room 2 at SPA & YANYAN, located at 1050 Melody Ln, Suite 120, Roseville, CA 95678, will end on January 15, 2026 (the last day of your sublease).

After that date, you will no longer be allowed to use these rooms for any massage or other business activities.

I am making this change because I will no longer allow any massage business at my beauty salon.

Thank you for your understanding.

Sincerely,

Yanyan Zhang 12/10/2025
Yanyan Zhang
Owner, SPA & YANYAN

Acknowledgment of Receipt

I, Peiyun Qin, acknowledge that I have received this 30-day notice of termination of my sublease of Room 1 and Room 2 at SPA & YANYAN.

Peiyun Qin 12/10/2025
Signature of Peiyun Qin Date

EXHIBIT 7.3-B

Pg 2 of 2

Roseville Police Department 22066
 CONTINUATION OF NOTICE TO APPEAR Traffic MISDEMEANOR (Citation No.)
 Date 01/12/2026 Time 1300 AM PM Day of Week SAT Case No. 25-72074

Name (First, Middle, Last) Yan Yan Zhang
 Veh. Lic. No. or VIN 2 State 3

Correctable Violation (Veh. Code, § 40510)

Yes	No	Code and Section	Description	Misdemeanor or Infraction (Circle)
<input type="checkbox"/>	<input type="checkbox"/>	Rmc 9.10.210(K)	Window Cover	M I
<input type="checkbox"/>	<input type="checkbox"/>	Rmc 9.10.220(B)	Lined	M I
<input type="checkbox"/>	<input type="checkbox"/>	Rmc 9.10.220(H)	Client Records	M I
<input type="checkbox"/>	<input type="checkbox"/>	Rmc 9.10.220(P)	Alcohol	M I
<input type="checkbox"/>	<input type="checkbox"/>			M I
<input type="checkbox"/>	<input type="checkbox"/>			M I
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21 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. Em Braussard 3070
 Arresting or Citing Officer Badge No.

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

24. WITHOUT ADMITTING GUILT, I PROMISE TO APPEAR AT THE TIME AND PLACE INDICATED.
 X Signature Complaint Cite

Judicial Council of California Form TR-106
 Rev. 01-01-04 (Veh. Code, §§ 40600(b), 40513(b), 40522, 40500; Pen. Code, § 853.9) SEE REVERSE

22066

CITY OF ROSEVILLE
NOTICE OF CITATION 2025-72074
 Date 01/12/2026 Time 1300 Day of Week Mon

Name (First, Middle, Last) Yan Yan Zhang
 Residence Address 8423 Oak Flat Way Antelope CA 95843

Business Address Spa & Yan Yan 1050 Melody Ln, Ste 120 Roseville CA 95678

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 _____ License #: _____
 Model: _____
 Color: _____ Year: _____

Location of Violation 1050 Melody Ln Ste 120
 Date / Time of Violation 12/31/25 1430 hr

Code / Ordinance Description of Violation

Rmc 9.10.030(A) operate w/out MBP
Rmc 9.10.030(B) CAMTC or Exempt
Rmc 9.10.200(E) Display CAMTC or Exempt
Rmc 9.10.200(F) Emp / IC Reporting

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: _____ Issuing Officer: E Braussard 3070
 Badge No.

COMPLAINING PARTY
 X Signature: Em Braussard

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.
 X Signature: Complaint Cite

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 7.3-C

12/28/25
✓ 12/28/25 to TCC

Administrative Citation Appeal Form

Request For Hearing



Name
Yan Yan Zhang

Email
[Redacted]

Phone
[Redacted]

Address
8423 Oak Flat Way

City
Antelope

Zip
95843

Mailing Address (if different from above)
c/o Spa and Yan Yan, 1050 Melody Lane, Suite 120

City
Roseville

Zip
95678

Citation Number
22066

Date of Citation
01-12-26 (apparently originally issued on 12-03-25).

Reason for appeal?

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

I, Yan Yan Zhang, operate Spa & YanYan at 1050 Melody Lane, Suite 120, Roseville CA 95678 ("the premises").

I was cited for allegedly violating these Roseville Muni. Code ("RMC") sections relating to the massage business: 9.10.030(A) Operate Without Massage Business Permit, 9.10.030(B) CAMTC or Exempt, 9.10.200(E) Failure to Display of CAMTC Certificate or Exempt, 9.10.200(F) Employee/IC Reporting, 9.10.210(H) Window Cover, 9.10.220(B) Linen, 9.10.220(D) Alcohol, and 9.10.220(H) Client Records.

The City of Roseville Notice of Citation (#22066) ("Citation") was apparently originally issued on or about December 3, 2025, and was altered to "January 12, 2026" through an undated and uninitialed alteration without proper documentation or explanation of the change.

The City Attorney's Demand Statement dated January 16, 2026, contained a material error (wrong RMC Section) which was later "corrected" by another undated and uninitialed alteration.

9.10.030(A) Operate Without Massage Business Permit, 9.10.030(B) CAMTC or Exempt, 9.10.200(E) Failure to Display of CAMTC Certificate or Exempt, 9.10.200(F) Lack of Relevance: All the Citation's RMC code sections pertain to Massage, not Cosmetology, and are irrelevant; there are no massage-type services operating on the premises. (continued on second page)

Yan Yan Zhang

Signature of Appellant

February 4, 2026

2/4/2026

Date

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 § 2.50.000.

Reason for appeal continued...

Unlike the previous tenant of the premises, my intention was to operate a cosmetology/head spa business, not a full body massage establishment. I removed all her massage-related signs and price lists and abandoned the idea of subleasing a portion of my spa to a certified masseuse before she ever began operations.

I hold a valid California cosmetology license (KK649082) and a CA Cosmetology Board licensed Establishment License (#A371652) effective August 1, 2025, displayed at the premises. My 2015 and 2016 *City of Roseville Business License Certificate* (#00855897) authorize "Facial, Scalp & Head Spa, Nails, Barber, Waxing."

California Business & Professions Code §7316(b) states that (b) *The practice of cosmetology is all or any combination of the following practices: ... (2) Messaging, cleaning, or stimulating the scalp, face, neck, arms, or upper part of the human body, by means of the hands, devices, apparatus or appliances, with or without the use of cosmetic preparations, antiseptics, tonics, lotions, or creams . (6) Messaging, cleansing, treating, or beautifying the hands or feet of any person.*

9.10.200(F) Employee/IC Reporting - I did not have any regular employees. The erstwhile independent massage subtenant with her own massage business license at a different Roseville location never started regular massage operations at my premises.

9.10.210(H) Window Cover. Window coverings on the front door and windows were left over by the previous tenant, who ran a massage business at the premises. Although my place is a State licensed Cosmetology Establishment not subject to the RMC massage code, but as a gesture of good faith and for esthetics, I removed the coverings. The interior is visible from the outside, and the front area is open and more inviting to my cosmetology customers.

RMC 9.10.220(B) (Linen): I was not operating a regular massage establishment. For my cosmetology and head spa services, I used clean towels and capes for each customer and laundered them regularly. My current cosmetology operations follow normal clean-towel practices.

Regarding RMC 9.10.220(H) (Client Records): I did not keep "massage client records" because I was not operating a massage business. I only had a simple appointment notebook and credit card receipts that show the date, type of cosmetology service (head spa, hair, facial, etc.), and payment amount - typical for a small cosmetology business.

Regarding RMC 9.10.220(D) (Alcohol): During the inspection, the officers found one strawberry-flavored drink that may have had a very minimal amount of alcohol content forgotten in a refrigerator. I have never offered or allowed alcoholic beverages for customers on the premises. The only "alcohol" products in my shop are small bottles of isopropyl alcohol and disinfectant used to clean and sanitize tools and surfaces, as required by cosmetology health and safety rules.

Please direct a copy of all communications also to my attorney, Paul V. Horcher, Esq., 601 Van Ness Ave., #928, San Francisco CA 94102-3257.



EXHIBIT 7.3-D

Board of Barbering and Cosmetology



Establishment License

License No. A371652

Issue Date: 08/01/2025

SPA & YAN YAN
1050 MELODY LN STE 120
ROSEVILLE, CA 95678-5200

Valid Until: 08/31/2027

Receipt No. 325955

License permits operation at the address shown above only.

This Establishment is licensed with the Board of Barbering & Cosmetology as a Sole Proprietor.

YAN YAN ZHANG

Owner

--- DO NOT FOLD ---

The Board of Barbering and Cosmetology (Board) does not regulate all services performed in licensed establishments. The following examples are services that are not within the scope of practice of our licenses and are not regulated by the Board.

These services may be regulated by other government entities:

Permanent Make-up	Massage
Lasers	Medical Services

For more information, please visit our web site: www.barbercosmo.ca.gov

In accordance with Chapter 10 of Division 3 of the Business and Professions Code, the Business named above is hereby licensed at the above address, and is subject to the rules and regulations of the California Board of Barbering & Cosmetology. Licenses are non-transferable. License permits operation at the address shown above only. A new license must be obtained prior to a change in ownership or location.

Board of Barbering and Cosmetology
1625 North Market Blvd, Suite 202
Sacramento, CA 95834
(800) 952-5210

--- POST IN PUBLIC VIEW ---

--- MUST BE DISPLAYED IN RECEPTION AREA ---



BOARD OF BARBERING AND COSMETOLOGY
P.O. BOX 944226
SACRAMENTO, CA 94244-2260
INFORMATION: (916) 574-7570 FAX: (916) 575-7281
www.barbercosmo.ca.gov



The attached license authorizes you to practice in the State of California subject to the laws and regulations of the Board of Barbering and Cosmetology (Board). Visit the Board's website at www.barbercosmo.ca.gov, to find important information and useful tools that will help you in your new career:

- Updated Health and Safety Regulations
What to Expect When You are Inspected
Self-Inspection Worksheets
Most Common Violations Cited and How to Avoid a Fine
Frequently Asked Questions
Industry Bulletins
Join the Board's E-Mail list

While on the Board's website, please register for the Board's online system, BreEze. Online requests are processed within 10 business days, while requests submitted through the mail may take 4-6 weeks. BreEze enables you to:

- Renew your license (every two years)
Update your personal address (you must notify the Board within 30 days of a change)
Pay your fine
Update your name
Request a replacement license
Order a certification of licensure
Verify a license

Please note your address of record listed below may be disclosed to the public. You can update your address to a PO Box.

Please e-mail the Board with questions at barbercosmo@dca.ca.gov

YAN YAN ZHANG
8423 OAK FLAT WAY
ANTELOPE CALIFORNIA 95843-5828



COSMETOLOGIST



Board of Barbering and Cosmetology
P.O. Box 944226
Sacramento, CA 94244-2260
(800) 952-5210

LICENSE NO. KK 649082
RECEIPT NO. 388181

VALID UNTIL 12/30/2026
FILE NO. 20122524 KK

In accordance with the provisions of Chapter 10 Division 3 of the BUSINESS AND PROFESSIONS CODE, the individual named hereon is issued a license and is subject to the laws and regulations of the California State Board of Barbering and Cosmetology. If you change your address, you must notify the board within 30 days after the change. Include your license number in your notification. If you fail to renew this license for more than five years from the date of its last expiration date, it cannot be renewed and you will have to reapply for examination.

YAN YAN ZHANG

Do not photocopy

Zhang Yan Yan
SIGNATURE



California Business & Professions Code §7316. Practice of Barbering; Practice of Cosmetology (emphasis added)

(a) The practice of barbering is all or any combination of the following practices:

(1) Shaving or trimming the beard or cutting the hair.

(2) **Giving facial and scalp massages or treatments with oils, creams, lotions, or other preparations either by hand or mechanical appliances.**

(3) Singeing, shampooing, arranging, dressing, curling, waving, chemical waving, hair relaxing, or dyeing the hair or applying hair tonics.

(4) Applying cosmetic preparations, antiseptics, powders, oils, clays, or lotions to scalp, face, or neck.

(5) Hairstyling of all textures of hair by standard methods that are current at the time of the hairstyling.

(b) The practice of cosmetology is all or any combination of the following practices:

(1) Arranging, dressing, curling, waving, machineless permanent waving, permanent waving, cleansing, cutting, shampooing, relaxing, singeing, bleaching, tinting, coloring, straightening, dyeing, applying hair tonics to, beautifying, or otherwise treating by any means the hair of any person.

(2) **Massaging, cleaning, or stimulating the scalp, face, neck, arms, or upper part of the human body, by means of the hands, devices, apparatus or appliances, with or without the use of cosmetic preparations, antiseptics, tonics, lotions, or creams.**

(3) Beautifying the face, neck, arms, or upper part of the human body, by use of cosmetic preparations, antiseptics, tonics, lotions, or creams.

(4) Removing superfluous hair from the body of any person by the use of depilatories or by the use of tweezers, chemicals, or preparations or by the use of devices or appliances of any kind or description, except by the use of light waves, commonly known as rays.

(5) Cutting, trimming, polishing, tinting, coloring, cleansing, or manicuring the nails of any person.

(6) **Massaging, cleansing, treating, or beautifying the hands or feet of any person.**

(7) Tinting and perming of the eyelashes and brows, or applying eyelashes to any person.

(c) The practice of skin care is all or any combination of the following practices:

(1) **Giving facials, massaging, stimulating, exfoliating, cleansing, or beautifying the face, scalp, neck, hands, arms, feet, legs, or upper part of the human body by the use of hands, esthetic devices, cosmetic products, antiseptics, lotions, tonics, or creams for the purpose of improving the appearance or well-being of the skin that do not result in the ablation or destruction of the live tissue.**

(2) Tinting and perming of the eyelashes and brows, or applying eyelashes to any person.

(3) Removing superfluous hair from the body of any person by use of depilatories, tweezers, sugaring, nonprescription chemical, or waxing, or by the use of devices and appliances of any kind or description, except by the use of lasers or light waves, which are commonly known as rays.

(d) The practice of nail care is all or a combination of trimming, polishing, coloring, tinting, cleansing, manicuring, or pedicuring the nails of any person or massaging, cleansing, or beautifying from the elbow to the fingertips or the knee to the toes of any person.

(e) The practice of barbering, the practice of cosmetology, and the practice of hairstyling do not include any of the following:

(1) The mere sale, fitting, or styling of wigs or hairpieces.

(2) Natural hair braiding. Natural hair braiding is a service that results in tension on hair strands or roots by twisting, wrapping, weaving, extending, locking, or braiding by hand or mechanical device, provided that the service does not include haircutting or the application of dyes, reactive chemicals, or other preparations to alter the color of the hair or to straighten, curl, or alter the structure of the hair.

(3) Threading. Threading is a technique that results in removing hair by twisting thread around unwanted hair and pulling it from the skin and the incidental trimming of eyebrow hair.

(f) Notwithstanding paragraph (2) of subdivision (e), a person who engages in natural hairstyling, which is defined as the provision of natural hair braiding services together with any of the services or procedures defined within the regulated practices of barbering or cosmetology, is subject to regulation pursuant to this chapter and shall obtain and maintain a barbering or cosmetology license as applicable to the services respectively offered or performed.

(g) (1) Electrolysis is the practice of removing hair from, or destroying hair on, the human body by the use of an electric needle only.

(2) "Electrolysis" as used in this chapter includes electrolysis or thermolysis.

(h) The practice of hairstyling is one or both of the following: (1) Styling of all textures of hair by standard methods that are current at the time of the hairstyling. (2) Arranging, blow drying, cleansing, curling, cutting, dressing, extending, shampooing, waving, or nonchemically straightening the hair of any person using both electrical and nonelectrical devices.

BUSINESS LICENSE CERTIFICATE

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



8839 N Cedar Ave #212
Fresno, CA 93720-1832
License Division - 916-727-6868

BUSINESS NAME: BEAUTY SALON
BUSINESS LOCATION: 1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200
BUSINESS OWNER: YANYAN ZHANG

DESCRIPTION: FACIAL.SCALP & HEAD
SPA.NAILS.BARBER.WAXING

Special Conditions: BARBER, BEAUTY, NAILS

LICENSE

BEAUTY SALON
1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200

Business License Number: 00855697

Effective Date: August 30, 2025

Expiration Date: December 31, 2025

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

BEAUTY SALON:

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@hdigov.com or by telephone at 916-727-6868.

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 1607 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/>



BUSINESS LICENSING
8839 N CEDAR AVE # 212
FRESNO, CA 93720-1832



CITY OF ROSEVILLE

BUSINESS TAX CERTIFICATE

BEAUTY SALON
1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200

License Number: 00855697

Date of Issue: 08/30/2025

BUSINESS LICENSE CERTIFICATE

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



8839 N Cedar Ave #212
Fresno, CA 93720-1832
License Division - 916-727-6868

BUSINESS NAME: MASTER MESSAGE
BUSINESS LOCATION: 1050 MELODY LN STE 120
ROSEVILLE, CA 95678-5200
BUSINESS OWNER: PEIYUN QIN

DESCRIPTION: THERAPEUTIC MASSAGE
SERVICES INCLUDING FOOT

Special Conditions: MESSAGE ESTABLISHMENT

MASTER MESSAGE
1050 MELODY LN STE 120
ROSEVILLE, CA 95678-5200

Business License Number: 00856427

Effective Date: November 28, 2025

Expiration Date: December 31, 2025

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

MASTER MESSAGE:

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@hdigov.com or by telephone at 916-727-6868.

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 1607 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/>



BUSINESS LICENSING
8839 N CEDAR AVE # 212
FRESNO, CA 93720-1832



CITY OF ROSEVILLE BUSINESS TAX CERTIFICATE

MASTER MESSAGE
1050 MELODY LN STE 120
ROSEVILLE, CA 95678-5200

License Number: 00856427

Date of Issue: 11/28/2025



BUSINESS LICENSE CERTIFICATE

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



8839 N Cedar Ave #212
Fresno, CA 93720-1832
License Division - 916-727-6868

BUSINESS NAME: BEAUTY SALON
BUSINESS LOCATION: 1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200
BUSINESS OWNER: YANYAN ZHANG

DESCRIPTION: FACIAL.SCALP & HEAD
SPA.NAILS.BARBER.WAXING

Special Conditions: BARBER, BEAUTY, NAILS

YANYAN ZHANG
BEAUTY SALON
1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200

Business License Number: 00855697

Effective Date: January 01, 2026

Expiration Date: December 31, 2026

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

BEAUTY SALON:

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 916-727-6868.

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 1607 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/>



BUSINESS LICENSING
8839 N CEDAR AVE # 212
FRESNO, CA 93720-1832



CITY OF ROSEVILLE BUSINESS TAX CERTIFICATE

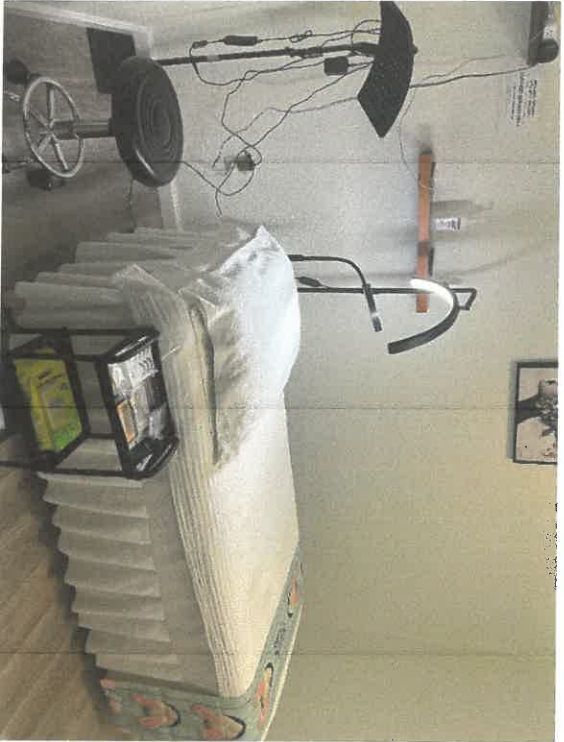
YANYAN ZHANG
BEAUTY SALON
1050 MELODY LN # 120
ROSEVILLE, CA 95678-5200

License Number: 00855697

Date of Issue: 01/01/2026



SPA & YAN YAN, 1050 MELODY LANE, SUITE 120, ROSEVILLE CA - HIGH VISIBILITY OF INTERIOR, COSMETOLOGY & ROSEVILLE CREDENTIALS ON WALL BY THE DESK , WELCOMING INTERIOR, AND HAIR SERVICES AREA. A CLEAN AND PROFESSIONAL BEAUTY & HEAD SPA. SCALP TREATMENT, HAIR WASHING, AND FACIAL SERVICES ARE PROVIDED. (PHOTO: YAN YAN ZHANG ON 04-14-26)



SPA & YAN YAN, 1050 MELODY LANE, SUITE 120, ROSEVILLE CA - HEAD SPA ROOM, ROOM USED FOR EYELASH/BEAUTY SERVICES (THE EQUIPMENT IS SETUP FOR COSMETIC PROCEDURES ONLY), & LAUNDRY ROOM. (PHOTOS: YAN YAN ZHANG, 4-14-26 & 4-21-26.)

Appeal and/or Request for Hearing of Two Public Notices of Violation for Massage Business Permit/Business Closure

Paul <pvh831@gmail.com>

Wed, Dec 17, 2025 at 2:31 PM

To: "Cochran, Travis" <TECochran@roseville.ca.us>

Cc: "Fernandez, Brandon" <bfernandez@roseville.ca.us>

Bcc: Yanyan Zhang <zyy490818@gmail.com>

Dear Travis:

As promised, in good faith attached please find photos of the interior (Room 1 and 2) confirming the total removal of the massage tables and the permanent vacation of the former subtenant, Peiyun Qin, from the premises .

The signs and price lists related to body massage have also been completely removed from the premises; only cosmetology / head spa / facial items remain.

Once again, it remains my client's sincerest hope that the City of Roseville will remove the posted notices and allow her to resume lawful cosmetology only services this week.

Best wishes,

Paul

Paul Horcher, Attorney for Yanyan Zhang, *Spa & Yanyan*

[Quoted text hidden]

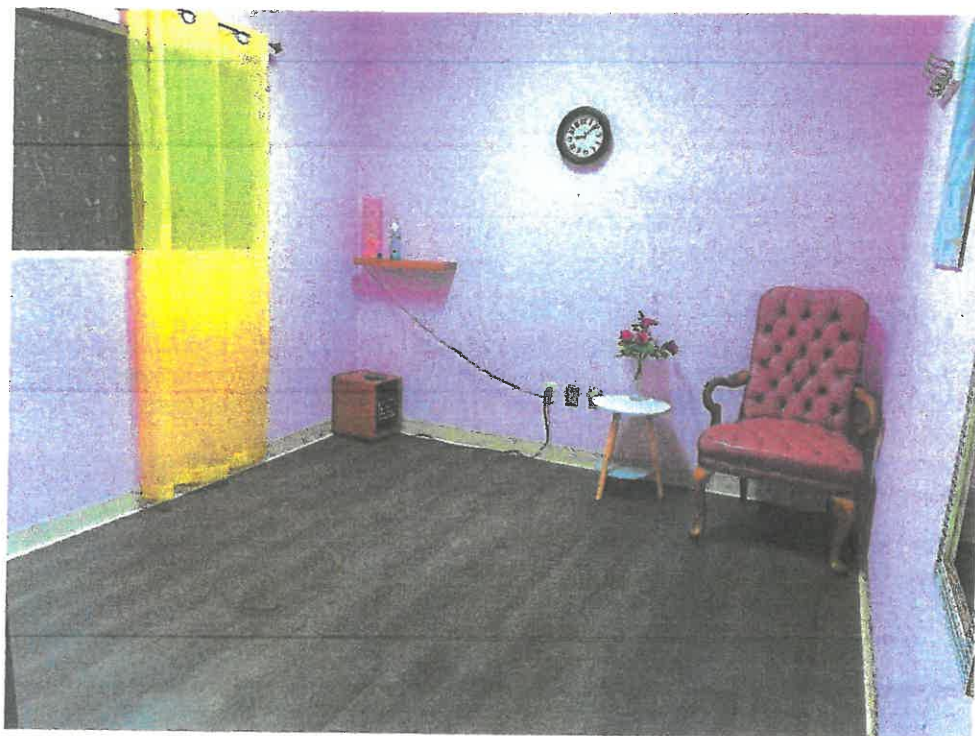


Photos Confirming Massage Tables Removal from 1050 Melody Lane, Suite 120, Roseville CA 95678

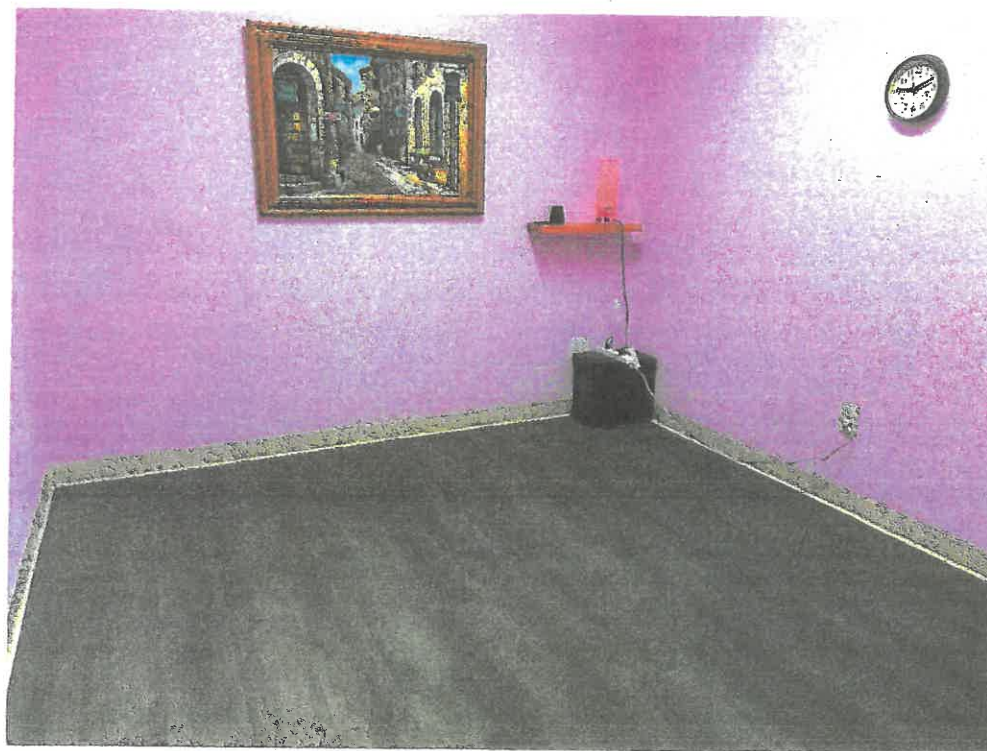
Premises.pdf

456K

Photos Confirming Massage Tables Removal from Spa & YanYan Premises.



Spa & YanYan, 1050 Melody Ln, Rm 1 of Ste 120, Roseville. (Yanyan Zhang photo, 12-16-25 @ 9:09 am)



Spa & YanYan, 1050 Melody Ln, Rm 2 of Ste 120, Roseville. (Yanyan Zhang photo, 12-16-25 @ 9:10 am)

EXHIBIT 7.3-E



City Attorney
311 Vernon Street
Roseville, California 95678

CITATION APPEAL DECISION

Name of Appellant: Yan Yan Zhang

Citation Number: 22066

FIRST VIOLATION

Roseville Municipal Code Section: 9.10.030(A), Operating Without Massage Business Permit

- 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.
- 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.
- CITATION UPHOLD but fine waived in the interest of justice.
- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

Name of Appellant: Yan Yan Zhang

Citation Number: 22066

SECOND VIOLATION

Roseville Municipal Code Section: 9.10.030(B), CAMTC Certification or Exemption

- 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.
- 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.
- CITATION UPHOLD but fine waived in the interest of justice.
- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

THIRD VIOLATION

Roseville Municipal Code Section: 9.10.200(E), Display of CAMTC or Exemption Certificate

- 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.

- 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.

- CITATION UPHOLD but fine waived in the interest of justice.

- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.

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

FOURTH VIOLATION

Roseville Municipal Code Section: 9.10.200(F), Employee and Independent Contractor Reporting

- 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.
- 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.
- CITATION UPHOLD but fine waived in the interest of justice.
- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

FIFTH VIOLATION

Roseville Municipal Code Section: 9.10.210(K) – Window Coverings

- 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.

- 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.

- CITATION UPHOLD but fine waived in the interest of justice.

- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.

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

SIXTH VIOLATION

Roseville Municipal Code Section: 9.10.220(B), Linen

- 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.
- 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.
- CITATION UPHOLD but fine waived in the interest of justice.
- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

SEVENTH VIOLATION

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

- 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.
- 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.
- CITATION UPHELD but fine waived in the interest of justice.
- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

EIGHTH VIOLATION

Roseville Municipal Code Section: 9.10.220(D), Alcohol

- 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.
- 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.
- CITATION UPHELD but fine waived in the interest of justice.
- GRANT THE APPEAL AND DISMISS THE CHARGE because the City or Complainant failed to appear.
- GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

Dated: April 23, 2026

By: 
Tom Rutherford
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.