

STAFF ANALYSIS
DISCUSSION AND ACTION BY THE BOARD ON THE APPLICATION FOR
LICENSE TO OPERATE A MINISATELLITE WAGERING FACILITY OF GASLAMP
TAVERN, LLC, IN SAN DIEGO, CALIFORNIA

Board Meeting
June 19, 2025

Application: Gaslamp Tavern, LLC, San Diego, California

Proposed Licensing Period: July 3, 2025 – June 20, 2028

CHRB Rule 2066, subsection (a) requires an applicant for license to operate a minisatellite wagering facility to file their application no later than 90 days in advance of the scheduled start date of operation. A partial application was received by the CHRB on April 3, 2025. The agreement with the 22nd District Agricultural Association is valid through June 20, 2028.

Required Information	Status	Comments	CHRB Rule/Law
Additional Satellite Wagering Facilities Within 20-Mile Radius	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	22 nd District Agricultural Association agreement was amended to extend the original agreement, dated June 22, 2024, for an additional term of three years to June 20, 2028.	BPC 19605 & 19605.25 (a)(1)
Association Agreements	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	<ul style="list-style-type: none"> • Del Mar Thoroughbred Club • Los Angeles County Fair Association • Los Alamitos Quarter Horse Racing Association • Los Alamitos Racing Association • Los Angeles Turf Club 	BPC 19605.3
Simulcast Organization Agreement	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	SCOTWINC	BPC 19605.25 & 19605.3
Fire Clearance	<input checked="" type="checkbox"/> Accepted <input checked="" type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Re-inspection dated October 29, 2024, correcting violations found during annual inspection conducted on April 23, 2024.	Rule 2066

Facility Inspection	<input checked="" type="checkbox"/> Accepted <input checked="" type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Facility inspection completed on May 2, 2025, noting areas of concern related to restricting access to the wagering area to those 21 years of age and older, posting proper signage, having an Emergency Action Plan, and ensuring adequate security. Corrections are required.	Rule 2066
Workers' Compensation Insurance	<input checked="" type="checkbox"/> Accepted <input checked="" type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Workers' compensation coverage effective on July 12, 2024, and expires on July 12, 2025.	Rule 2066
Emergency and Security	<input checked="" type="checkbox"/> Accepted <input checked="" type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Security plan submitted. Facility inspection completed on May 2, 2025.	Rule 2066
Administrative Information	<input checked="" type="checkbox"/> Accepted <input checked="" type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Occupational licenses must be renewed during the license term. Application fee received. Required signatures obtained.	Rule 1481 Rule 2066 Rule 2066

BACKGROUND:

License History

At its May 2024 meeting, the Board considered an application for license to operate a minisatellite wagering facility at Gaslamp Tavern in San Diego. However, due to the proximity of the establishment to the 22nd District Agricultural Association, a waiver was required before the application could be approved (BPC 19605.25). As result, consideration of the application was moved to the June 2024 Board meeting to allow the operators of Gaslamp Tavern time to secure the 20-mile waiver.

At the June 2024 meeting, the Board was presented with a waiver from the 22nd District Agricultural Association for only one year. A longer waiver would have required full approval from the 22nd District Agricultural Association Board, which was not meeting in time for Gaslamp Tavern to obtain a five-year waiver. The Board voted to grant a one-year license with the expectation that Gaslamp Tavern would come back to the Board at a later date with the full waiver and obtain a five-year license. As a result, Gaslamp Tavern was granted a license to operate from June 20, 2024, through June 19, 2025.

2025 Renewal

CHRB Rule 2066, subsection (a) requires an applicant for license to operate a minisatellite wagering facility to file their application no later than 90 days in advance of the scheduled start date of operation. For Gaslamp Tavern to continue operating uninterrupted, an application should have been submitted by March 22, 2025. CHRB staff sent a courtesy reminder about the deadline one month prior to expiration (February 20, 2025). Follow-up communication was sent to the licensee on March 24, 2025, when no application was received by the deadline.

After repeated reminders, a partial application was received by the CHRB on April 3, 2025, and CHRB staff responded noting all areas of incompleteness on April 18, 2025 (16 items in total, including the 20-mile waiver). Additional emails were sent to the licensee on April 29, 2025, and May 30, 2025, to inquire about the status of all outstanding application items. As of May 30, 2025, there remained four outstanding items (a profit and loss statement; listing the dates imported races will be held and whether a full card will be accepted; a valid fire clearance; and having all representatives sign and date the application). All items have since been addressed.

Facility Inspection

CHRB Investigators conduct inspections of minisatellite wagering facilities as part of the application process and to investigate any complaints received about a licensee. For its 2024-2025 license, Gaslamp Tavern was inspected on April 12, 2024, while the site was still under construction. A follow-up inspection was recommended given that the area for gaming was still under construction and the CHRB could not verify security measures. The licensee was told to obtain all required signage for the gaming areas.

As part of the reapplication process, Gaslamp Tavern was reinspected by the CHRB on May 2, 2025. The licensee failed to meet 11 inspection criteria and were told to correct. One particular area of concern for the CHRB is the lack of security or required signage around the betting machines on the first floor of the establishment. Gaslamp Tavern is open to all ages during the day in the restaurant/bar area and becomes 21+ during the evenings. Minors are not allowed in the betting area on the third floor, but there is concern that the location and lack of barriers around the machines on the first floor violates BPC section 19605.25. Subsection (a)(4) makes it a condition for licensure that "wagers are accepted in an area that is accessible only to those who are at least 21 years of age." Further, CHRB's application form (CHRB-228) requires that the applicant identify how the designated wagering area is restricted to patrons 21 years and over. The applicant responded to the inspection report stating that employees card people at the first-floor machines just as they do at the bar. It was further reported by the licensee that signage would be delivered in the near future, but compliance has not been verified to date.

RECOMMENDATION:

This item is presented for Board discussion and action.

SIMULCAST FACILITY INSPECTION

Facility Name: Gaslamp Tavern Report Number: 25SA0072
Facility Address: 868 5th Avenue, San Diego, CA 92101 CHRIS Number: 604858
Facility Contact: Richard Borba Email: RICKBORBA7@gmail.com Phone Number: (619) 239-3339
Investigator: Mike Barker Date of Inspection: 5/2/2025

INSPECTION CRITERIA

1. Describe the general condition of the facility. Include adequacy of parking, ADA access, restroom facilities, pari-mutuel windows, overall cleanliness, lighting, etc.

The Gaslamp Tavern is a three story restaurant/bar in the Gaslamp area of San Diego. The first floor is the restaurant/bar area that has five betting machines. The second floor is where the restrooms are located. The third floor is the OTB area with the money room, the betting window, and approximately 13 betting machines. There is an elevator.
2. Hours of operation: 10:00 a.m. to 6:00 p.m.
3. Is the wagering area restricted to those who are 21 years of age and older? (Notices posted, separate areas, etc.?) Yes No
4. Is there information or a phone number available for a recognized problem-gambling support operation? Yes No
5. Is there information available regarding how to file a complaint with the CHRB? Yes No
6. Does the facility have an Emergency Action Plan? Yes No
7. Does the Emergency Action Plan adequately address measures for security during an emergency? Yes No
8. Is there adequate security at the facility? Yes No
 - Is there a written policy regarding who has keys/access to the money room? Yes No
 - Is the money room secured? Yes No
 - Is the money room alarmed? Yes No
 - Is there surveillance video of the money room? Yes No
 - Is the pari-mutuel seller's line secured? Yes No
 - Are security personnel licensed by CHRB or Department of Consumer Affairs? Yes No
 - Are security personnel armed? Yes No
9. Has the physical address of the facility changed since the last inspection? Yes No
10. Have there been any structural modifications or remodeling of the facility since the last inspection? Yes No
11. If so, were the modifications approved by the CHRB? Yes No

Investigator’s Narrative:

Provide an assessment of the satellite wagering facility, its public accommodations, equipment, concessions, security control and management organization. (Additional pages may be added if necessary)

The Gaslamp Tavern is a well maintained building with open public access and a generous amount of betting equipment. At the time of the inspection the only employees were the pari mutuel supervisor at the betting window of the OTB and a bartender on the ground floor. There were no dedicated security officers. The facility was clean and there was open access to all areas.

Areas of Concern:

Provide feedback regarding any areas of concern that should be addressed by facility management.

The Gaslamp Tavern is open to all ages during the day at the restaurant/bar area and becomes 21 and over during the evenings. Due to this, minors could easily access the betting machines on that floor. Minors are not allowed in the OTB area on the third floor. There does not seem to be any dedicated security officers during OTB operations. No gambling signage or CHRB complaint process information was posted in the facility.

Follow-Up Required:

Note any follow-up actions required.

Signage should be delivered in the near future and verify that it is posted. A conversation might be necessary with facility management about ensuring minors do not access the betting machines on the first floor.

Employee Work List

Employee Name	Job Classification	CHRB License #	Expiration Date	Unlicensed?
Yumiko Yamazaki	Mutual Supervisor	115056	1/31/2027	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes

APPROVALS

Investigator’s Signature: Barker, Michael R Digitally signed by Barker, Michael R
Date: 2025.05.03 13:35:51 -07'00'

Date: 5/3/2025

Supervisor’s Signature: _____

Date: _____

Chief’s Signature: Bartholomew, Hunter N. Digitally signed by Bartholomew, Hunter N.
Date: 2025.05.03 14:20:51 -07'00'

Date: 05/03/2025

INVESTIGATIVE REPORT

CHRB-209 (Rev. 11-22)

DATE OF INCIDENT/OCCURRENCE 6/3/2025		TIME (2400)	TRACK NAME	INVESTIGATOR NAME M. Barker	CASE NUMBER 25SA0072
"X" ONE <input type="checkbox"/> Narrative <input checked="" type="checkbox"/> Supplemental	"X" ALL APPLICABLE <input type="checkbox"/> CHRB Rule Violation <input type="checkbox"/> HISA Rule Violation			"X" ALL APPLICABLE <input type="checkbox"/> Test Agreement <input type="checkbox"/> Fatality <input type="checkbox"/> Witness Statement <input type="checkbox"/> Medication	
DESCRIPTION OF VIOLATION(S)					<input type="checkbox"/> Requires EMD Review
LICENSEE NAME/INVOLVED PARTY Richard Borba					HISA REFERRAL <input type="checkbox"/> Yes <input type="checkbox"/> No

Details:

On 6/3/2025 I spoke with the proprietor of Gaslamp Tavern, RICHARD BORBA, by telephone about my concerns. I emailed BORBA a copy of my Inspection Report and told him my main concern was minors having access to the betting machines on the first floor of Gaslamp Tavern. BORBA told me that anyone using the machines on the first floor would be required to show identification to employees there and that anyone under the age of 21 was not allowed to bet.

On 6/12/2025 I had a follow up conversation with BORBA by telephone. I confirmed with BORBA he received and reviewed my Inspection Report. I then told BORBA that there should be signage put up immediately stating that anyone using the betting machines must be over the age of 21. I told BORBA this was also a provision in the original application for Gaslamp Tavern. BORBA said he understood and indicated he would work on it. I asked BORBA to send me pictures of the signage up in Gaslamp Tavern once completed and he said he would. I also told BORBA the CHRB would be in contact with information on further signage needed, as mentioned in my Inspection Report.

No further action taken.

PREPARE'S NAME M. Barker	DATE 6/12/2025	REVIEWER'S NAME M. Barker	DATE 6/12/2025
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PREPARE'S NAME	DATE	REVIEWER'S NAME	DATE
M. Barker	6/12/2025	M. Barker	6/12/2025

Application is hereby made to the California Horse Racing Board (CHRB/Board) for a license to operate a minisatellite wagering facility in connection with a horse racing meeting and/or pari-mutuel wagering in accordance with the Business and Professions Code, Chapter 4, Division 8 (Horse Racing Law) and the California Code of Regulations, Title 4, Division 4 (Rules and Regulations of the California Horse Racing Board).

Part I: To be completed by applicant seeking to operate a minisatellite wagering facility pursuant to Business and Professions Code section 19605.25.

Part II: To be completed by associations that have reached agreements with the applicant to conduct minisatellite wagering.

Part III: To be completed by simulcast organization that has reached an agreement to provide services necessary for the conduct of minisatellite wagering pursuant to Business and Professions Code sections 19605.25 and 19605.3.

**PART I
 MINISATELLITE WAGERING APPLICANT INFORMATION**

APPLICANT INFORMATION			
Name of applicant: Richard Borba		<input type="checkbox"/> Card Room/Gambling Establishment	
The applicant is: Solsamp Tavern		<input checked="" type="checkbox"/> Restaurant/Bar	
<input type="checkbox"/> Racing Association		<input type="checkbox"/> Other Business Entity	
<input type="checkbox"/> Fair			
<input type="checkbox"/> Federally Recognized Indian Tribe			
Facility street address:		868 Fifth Ave San Diego, CA 92101	
Mailing address (if different from above):			
E-mail address: rickborba7@gmail.com			
City: San Diego	State: CA	Zip Code: 92101	
Phone: 619.239.3339	Fax: n/a	Website: www.gaslamptavern.com	
County: San Diego	Zone Location: <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> Central		
(To be completed by CHRB staff)			
CONTACT PERSON (Authorized Representative)			
Name and title of contact person: Richard Borba, Operations Manager			
Business street address: 868 Fifth Avenue, San Diego, CA 92101			
Mailing address (if different from above):			
City: San Diego	State: CA	Zip Code: 92101	
County: San Diego			
Phone: 916.239.3339	E-mail: rickborba7@gmail.com	Fax: N/A	



AMENDMENT TO AGREEMENT TO PROVIDE STATUTORY CONSENT FOR THE OPERATION OF A MINISATELLITE WAGERING SITE

This Amendment (“Amendment”) to the Agreement to Provide Statutory Consent for the Operation of a Minisatellite Wagering Site executed June 22, 2024 (“Agreement”) between the 22nd DISTRICT AGRICULTURAL ASSOCIATION, a California State Institution, hereinafter called “District”, and the SOUTHERN CALIFORNIA OFF TRACK WAGERING LTD., a California limited partnership, hereinafter called “SCOTWINC” is made and entered into on May 2, 2025.

RECITALS

- A. The District and SCOTWINC entered into an Agreement on June 22, 2024 whereby the District provided statutory consent to SCOTWINC for the operation of a Proposed Minisatellite Wagering Site at the Gaslamp Tavern located at 868 fifth Avenue, San Diego, California, 92101, as required under provision of the Business and Professions Code section 19605.25, subdivision (a)(1), and because the Proposed Minisatellite Wagering Site is within twenty (20) miles of the District’s Premise.

AGREEMENT

The parties mutually agree to this Amendment as follows and all actions noted below are by this reference made a part of this Amendment and incorporated herein:

- 1. **To extend the original Agreement, dated June 22, 2024, for an additional term of three (3) years. The new term of the Agreement will be June 22, 2024 to June 20, 2028.**

Except as amended herein, all terms and conditions remain as previously agreed by the parties.

IN WITNESS WHEREOF, this Amendment has been executed in duplicate, by and on behalf of the parties hereto, the day and year first above written.

22nd DISTRICT AGRICULTURAL ASSOCIATION

Carlene Moore

By: Carlene Moore (May 5, 2025 08:53 PDT)

Carlene Moore, Chief Executive Officer

Dated: 05/05/2025

SOUTHERN CALIFORNIA OFF-TRACK WAGERING INC.

Rick Baedeker

By: _____

Rick Baedeker, General Manager

Dated: 05/02/2025









22nd DAA & SCOTWINC Agreement-Amendment to Extend

Final Audit Report

2025-05-05

Created:	2025-05-02 (Pacific Daylight Time)
By:	Kaitlyn Findley-Thorn (kthorn@sdfair.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJAE1bHCpck0-TQb0AarEI-zxbwj8eBZe

"22nd DAA & SCOTWINC Agreement-Amendment to Extend" History

-  Document created by Kaitlyn Findley-Thorn (kthorn@sdfair.com)
2025-05-02 - 9:37:09 AM PDT - IP address: 192.108.227.2
-  Document emailed to Frederick Baedeker (rbaedeker@chrims.com) for signature
2025-05-02 - 9:40:38 AM PDT
-  Email viewed by Frederick Baedeker (rbaedeker@chrims.com)
2025-05-02 - 10:02:31 AM PDT - IP address: 104.15.44.251
-  Document e-signed by Frederick Baedeker (rbaedeker@chrims.com)
Signature Date: 2025-05-02 - 10:03:05 AM PDT - Time Source: server- IP address: 104.15.44.251
-  Document emailed to Carlene Moore (cmoore@sdfair.com) for signature
2025-05-02 - 10:03:07 AM PDT
-  Email viewed by Carlene Moore (cmoore@sdfair.com)
2025-05-02 - 10:03:10 AM PDT - IP address: 52.32.254.214
-  Document e-signed by Carlene Moore (cmoore@sdfair.com)
Signature Date: 2025-05-05 - 8:53:54 AM PDT - Time Source: server- IP address: 192.108.227.2
-  Agreement completed.
2025-05-05 - 8:53:54 AM PDT

Dates during which the applicant proposes to operate as a minisatellite wagering facility:

May 16, 2024 through May 15, 2029

Have you previously operated a licensed gaming operation in California or another state? Yes No.

Do you currently operate a licensed gaming operation in California or another state? Yes No.

If yes to either question above, provide the following:

Valid licensure period: Begin Date: _____ End Date: _____

Facility name and address: _____

City: _____ State: _____ Zip Code: _____

County: _____

Zone Location:
North South Central
(To be completed by CHRB staff)

Have you had a gaming operation license that has been revoked or suspended? Yes No.

If yes, provide the following if different from above:

Facility name and address: _____

City: _____ State: _____ Zip Code: _____

Racing Jurisdiction: _____

BUSINESS STRUCTURE

Corporation

Public

Private

Sub-S

Sub-C

Limited Partnership

Limited Liability Company

Partnership & Joint Venture

Sole Proprietorship

Other

If you have listed your company as Other, please identify your company structure.

Registered Business Name: **Gaslamp Tavern LLC**

Fictitious Business Name: **None**

Address: **868 Fifth Ave**

E-mail Address: **rickborba7@gmail.com**

City: **San Diego** State: **CA** Zip Code: **92101**

Phone: **619.997.8792** Fax: **n/a**

State where registered or Articles of Organization are filed: **CA** Registry or File number: **201024210227**

State of California
 California Horse Racing Board
 Application for License to Operate a Minisatellite Wagering Facility
 CHR-228 (Rev. 04/22)

Names of all officers, directors, and managers. For officers, directors, and managers that have no ownership, enter "0%" in the ownership column. For members of a Limited Liability Company, list membership interest in the individual's name, indicate whether general or limited partner. (true names)

Entity/Individual Name and Title	Entity's Business Address/ Individual's Address of Record	Ownership% (if any)	Compensation Agreement
John Carey, Member	Carson Valley, NV 89704	76.9	
Joseph Stewart, Member	San Diego, CA 92122	11.1	
Rick Borba and Operations Manager	San Diego, CA 92101	5.0	
Fifth Q LLC	Dallas TX, 75219	3.0	
Drake Integration LLC	San Diego, CA 92109	3.0	
Adam Clarke	Solana Beach, CA 92075	1.0	

Are shares listed for public trade?
 Yes No

If yes, on which stock exchange?

If more than 50 percent of the shares are held by a parent corporation or are paired with any other corporation or entity, give the name of the parent and/or paired corporation or entity. All entities that own 5 percent or more must fulfill the instructions for Full Disclosure Statement. Additionally, all officers, directors, or partners or any individual or person who holds 5% or more of the outstanding shares of a minisatellite wagering facility must obtain a CHR occupational license, pursuant to CHR Rule 1481(b)(2).

Attach the most recent annual financial statement for the applicant, including balance sheet and profit and loss statement, and a copy of a report made during the preceding 12 months to shareholders in the corporation and/or the Securities and Exchange Commission and/or the California Corporations Commission.

MANAGEMENT AND STAFF
 (Minisatellite Wagering Facility)

Names and titles of the managing officers and/or general managers of the business. Note: All individuals who exercise control over other licensees, horse racing, pari-mutuel wagering, or simulcast operations, or whose duties routinely require access to restricted areas of the inclosure, must obtain a CHR occupational license, pursuant to CHR Rule 1481(b)(6).

Name	Title
Richard Borba	Member & Operations Manager

ASSOCIATION CONTRACT/AGREEMENT

Names of racing associations with which you intend to have a contract or agreement:
See attached.

Addresses of racing associations:
See attached.

Racing association phone numbers:
See attached.

Minisatellite Wagering Applicant Form - Gaslamp Tavern

CALIFORNIA HOST TRACKS / ASSOCIATIONS

<u>Associations/Hosts With Contract/Agreement:</u>	<u>Phone / Fax</u>
Del Mar Thoroughbred Club 2260 Jimmy Durante Bl. Del Mar, CA 92014	P: (858) 755-1141 F: (858) 794-1007
Los Alamitos Racing Assoc. (T) Los Alamitos Quarter Horse Racing Assoc. 4961 Katella Ave. Los Alamitos, CA 90720	P: (714) 820-2760 F: (714) 820-2813
Los Angeles County Fair c/o 4961 Katella Ave. Los Alamitos, CA 90720	P: (714) 820-2760 F: (714) 820-2813
Los Angeles Turf Club 285 W Huntington Drive Arcadia, CA 91007	P: (626) 574-7223 F: (626) 821-1514

State of California
California Horse Racing Board
Application for License to Operate a Minisatellite Wagering Facility
CHRB-228 (Rev. 04/22)

Proposed contract dates: From:
May 16, 2024 through May 15, 2029

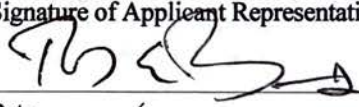
Attach a certified check payable to the Treasurer of the State of California in the amount of \$500 for the nonrefundable minisatellite application fee.

CHRB CERTIFICATION

Application filed on:	30-day Notice Letter:
Fee received by:	Approved on:
Reviewed by:	License number issued:

CERTIFICATION BY APPLICANT

I hereby certify under penalty of perjury that I have examined this application, that all of the foregoing statements in this application are true and correct, and that I am authorized by the applicant contractor to attest to this application on its behalf.

Name Richard Borba	Signature of Applicant Representative 
Title Member, Operations Manager	Date 4/30/2025

PART II

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association.

Name and mailing address of association:

Telephone:

Fax number:

Racetrack name:

Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Name	Signature of association representative
Title	Date

PART II – Gaslamp Tavern

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association.

Name and mailing address of association:

Los Angeles County Fair Association

1101 W. McKinley Avenue, Pomona CA 91768

Telephone:

(909) 865-4203

Fax: (909) 865-2481

Racetrack name:

Los Angeles County Fair, racing at Los Alamitos

Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Cathy Allred, Manager

Name:

Cathy Allred

Signature of association representative:



Title:

President

Date:

PART II – Gaslamp Tavern

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association.

Name and mailing address of association:

Los Alamitos Quarter Horse Association

4961 Katella Avenue, Los Alamitos, CA 90720

Telephone:

(714) 820-2800

Fax: n/a

Racetrack name:

Los Alamitos

Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Cathy Allred, President

Name:

Cathy Allred

Signature of association representative:



Title:

President

Date:

PART II – Gaslamp Tavern

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association.

Name and mailing address of association:

Los Alamitos Racing Association

Telephone:

(714) 820-2800

Fax: n/a

Racetrack name:

Los Alamitos

Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Cathy Allred, President

Name:

Cathy Allred

Signature of association representative:



Title:

President

Date:

State of California
California Horse Racing Board
Application for License to Operate a Minisatellite Wagering Facility CHRB-88 (New
11/08)

PART II – Gaslamp Tavern

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association

Name and mailing address of association:

**Del Mar Thoroughbred Club
2260 Jimmy Durante Blvd., Del Mar, CA
92014**

Telephone:

(858) 755-1141

Fax number:

(858) 794-1007

Racetrack name:

Del Mar

Name and title of the person(s) authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Name

Josh Rubinstein

Signature of association representative

Josh Rubinstein

Title

President

Date:

4/1/25

PART II – Gaslamp Tavern

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association.

Name and mailing address of association:

Los Angeles Turf Club, Inc.

Telephone:

(626) 574-7223

Fax: (626) 821-1514**Racetrack name:**

Santa Anita Park

Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Nate Newby, General Manager

Name:

Eric Sindler

Signature of association representative:**Title:**

Assistant Secretary

Date:

3/31/2025

PART III
SIMULCAST ORGANIZATION INFORMATION

To be completed by approved simulcast organization that has executed an agreement approved by the CHRB with the association conducting a racing meeting with the minisatellite wagering facility pursuant to Business and Professions Code sections 19605.25 and 19605.3.

I. OPERATION OF THE MINISATELLITE WAGERING FACILITY

Simulcast organization engaged by the association to conduct simulcast wagering: **SCOTWinc.**

Attach the agreement between the association and simulcast organization permitting the minisatellite wagering facility to use the association's live audiovisual signal for wagering purposes and providing access to its totalizator for the purpose of combining on-track and off-track pari-mutuel

Submit a copy of each horsemen's written approvals. **Submitted.**

Hours for operation of the facility: **24/7**

Hours for operation of the minisatellite wagering site: **Daily, 10am until 11pm (or conclusion of program)**

Time periods during the calendar year the facility **will not** be utilized as a minisatellite wagering facility (explain why): **None anticipated.**

If approved, wagering will be offered on live race meetings being held or conducted by the following California racing associations: **All CA Hosts (see attached).**

List the host track from which the minisatellite wagering facility proposes to import out-of-state and/or out-of-country races. Include the dates imported races will be held, and indicate whether a full card will be accepted. If the full card will not be imported, state "selected feature and/or stakes races". **All CA hosts.**

Estimated number of pari-mutuel terminals machines available: **18**

Attach a proposed staffing plan for the facility and/or minisatellite wagering site, to include the number of security personnel and the number of pari-mutuel clerks pursuant to Business and Professions Code section 19605.25(b). **One or two mutuel clerks, as assigned by SCOTWinc. A minimum of one designated security staff during all operating hours.**

II. SUPERVISION, SECURITY AND FIRE PREVENTION

Changes to management personnel and minisatellite managers must be immediately reported to the Board.

Name of the individuals responsible for the day-to-day operation of the minisatellite facility:

Name and Title	CHRB License No. and Expiration Date
Rick Baedeker, General Manager	405644 September 2024 <i>2027</i>

RB

**PART III
 SIMULCAST ORGANIZATION INFORMATION**

To be completed by approved simulcast organization that has executed an agreement approved by the CHRB with the association conducting a racing meeting with the minisatellite wagering facility pursuant to Business and Professions Code sections 19605.25 and 19605.3.

I. OPERATION OF THE MINISATELLITE WAGERING FACILITY

Simulcast organization engaged by the association to conduct simulcast wagering: **SCOTWinc.**

Attach the agreement between the association and simulcast organization permitting the minisatellite wagering facility to use the association's live audiovisual signal for wagering purposes and providing access to its totalizator for the purpose of combining on-track and off-track pari-mutuel

Submit a copy of each horsemen's written approvals. **Submitted.**

Hours for operation of the facility: **24/7**

Hours for operation of the minisatellite wagering site: **Daily, 10am until 11pm (or conclusion of program)**

Time periods during the calendar year the facility will not be utilized as a minisatellite wagering facility (explain why): **None anticipated.**

If approved, wagering will be offered on live race meetings being held or conducted by the following California racing associations: **All CA Hosts (see attached).**

** Wagering on Imported will be conducted only as determined by California Host Track*

List the host track from which the minisatellite wagering facility proposes to import out-of-state and/or out-of-country races. Include the dates imported races will be held, and indicate whether a full card will be accepted. If the full card will not be imported, state "selected feature and/or stakes races". **All CA hosts.**

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Rick Baedeker, General Manager	405644 September 2024



April 1, 2025

Mr. Rick Pimentel
Associate Government Program Analyst
California Horse Racing Board

RE: Gaslamp Minisatellite Facility

Dear Mr. Pimentel,

The Thoroughbred Owners of California approves the licensing by the California Horse Racing Board of the Gaslamp Tavern in San Diego minisatellite.

Sincerely,

A handwritten signature in black ink that reads 'Bill Nader'. The signature is written in a cursive, flowing style.

Bill Nader
President & CEO

cc: Rick Baedeker, SCOTWINC General Manager



Pacific Coast Quarter Horse Racing Association

April 2, 2025

Rick Pimentel
Associate Governmental Program Analyst
Regulations and Industry Applications
1010 Hurley Way, Suite 300
Sacramento, CA 95825

RE: The Gaslamp Tavern

Dear Mr. Pimentel,

The Pacific Coast Quarter Horse Racing Association approves the licensing by the California Horse Racing Board of the minisatellite referenced above. Please do not hesitate to contact me if you have any concerns.

Sincerely,

Dino Perez
Executive Director

xc: Rick Baedeker, SCOTWINC

California Harness Horsemen's Association
P.O. Box 254767
Sacramento, CA 95865

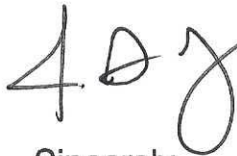
April 1, 2025

Rick Pimentel
Associate Governmental Program Analyst
Regulations and Industry Applications
1010 Hurley Way, Suite #300
Sacramento, CA 95825

RE: The Gaslamp Tavern

Mr. Pimentel

This letter is to acknowledge the approval and support of the California Harness Horsemen's Association for the Gaslamp Tavern minisatellite license in San Diego CA.

A handwritten signature in black ink, appearing to read 'JP', with a long, sweeping horizontal line extending to the right across the page.

Sincerely,
Jimmy Perez
California Harness Horsemen's Association
Executive Director

CC: Rick Baedeker, SCOTWinc

Attach a certificate of insurance for workers' compensation coverage, including carrier and the policy number securing the applicant's liability for payment of workers' compensation (if self-insured, provide details).

Attach a fire clearance from the fire authority having jurisdiction.

Attach a security plan that includes the name, title, and phone number of the person having responsibility for security controls, the number of security officers and/or guards, and the police or sheriff's department having jurisdiction for criminal law enforcement over the premises of the facility.

Is there a backup emergency plan for power failure? Yes No

If yes, describe.

III. MINISATELLITE WAGERING SITE

Attach a detailed scale plan of the facility indicating all points of access to facility, emergency exits, placement of offices, and food and beverage service location and detailing the location of the proposed minisatellite wagering site. Identify how the designated minisatellite wagering area will be restricted to patrons 21 years and over. Attach photos of the minisatellite wagering site.

NOTICE TO APPLICANT. Pursuant to Business and Professions Code section 19605.25(a)(4) wagers placed at a minisatellite site must be in an area that is restricted to those who are 21 years of age or older.

IV. FACILITY DESCRIPTION

Describe the food and beverage services to be offered (full meals served; cafeteria-style full meals; short-order counter service; pre-ordered prepared sandwiches and fast foods available; full bar services; or other description as appropriate):

Full menu and bar service.

The seating capacity in the minisatellite wagering facility is: **94**

The number of tables in the minisatellite wagering area is: **16**

Overall square footage in the minisatellite wagering area is: **3500sf upstairs; 900sf downstairs.**

Attach a photograph of the minisatellite wagering area.

Describe occupancy restrictions, if any, imposed by the fire authority having jurisdiction.

None

The total number of parking spaces available in the parking areas can accommodate (number of standard-sized automobiles): **Metered parking on all adjacent streets; 24-hour parking structure located 1/2 block away.**

Describe any other activities to be scheduled on or near the facility premises that may have a negative impact on available parking. **None anticipated.**

V. EQUIPMENT PROVIDED BY THE MINISATELLITE WAGERING FACILITY

Describe the television equipment (satellite receivers, decoders, controls, monitors, etc.) to be utilized at the facility. **Audio-visual, decoders and receivers by Roberts Communication Network and Dish Network**
Describe the public address equipment (controls, microphones, speakers, etc.) to be utilized at the facility.

Microphones and speakers.

19 47" - 60" TV'S
1 25ft Projection TV
20 Satellite's

Ipad Contoll
Full Audio, Speakers, Microphones
Please see pictures that were sent



SAN DIEGO FIRE-RESCUE DEPARTMENT INSPECTION NOTICE

October 29, 2024

Attn: Rick Borba
868 Fifth Avenue
San Diego CA 92101

Property Address:
Gaslamp Tavern
868 Fifth Ave San Diego CA 92101 US

Re: Re-Inspection - Annual on October 29, 2024

The inspection has been completed and no Fire/Building Code violations were found. You will receive an invoice for this inspection within thirty days.

The City of San Diego Fire Department would like to thank you for making fire and life safety a priority in your place of business.

Inspector:

Michael Sugich

Michael Sugich

msugich@sandiego.gov

Property Representative:

Rick Borba

Violation / Information Page(s)

Inspection Violations

Violation 1

Electrical boxes and switches have cover plates in place.

Code Section(s) in Violation: **[A] 603.2.2**

Violation found on
04/23/2024

Will be rechecked on or after

Repaired On
10/29/2024

Violation Notes:



Add cover plate to outlet

04/23/2024 12:18 PM

Violation 2

Openings protected with approved doors or fire dampers are maintained in accordance with NFPA 80

Code Section(s) in Violation: **[B] 705.2**

Violation found on
04/23/2024

Will be rechecked on or after

Repaired On
10/29/2024

Violation Notes:



Fix all door that are missing magnet for doors

04/23/2024 12:18 PM

Violation 3

Fix self closing latch on door.

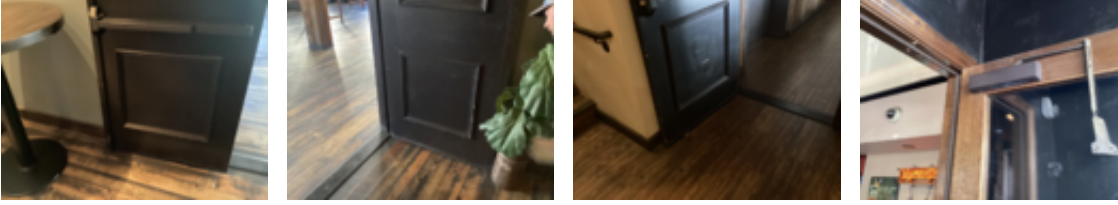
Code Section(s) in Violation: **[C] 705.2.4**

Violation found on
04/23/2024

Will be rechecked on or after

Repaired On
04/24/2024

Violation Notes:



Fix broken self closing latch. Remove all door stops and objects keep fire doors propped open

04/23/2024 12:18 PM

Violation 4

Fire alarm is in trouble.

Code Section(s) in Violation: **[D] 907.8.4**

Violation found on
04/23/2024

Will be rechecked on or after

Repaired On
10/29/2024

Violation Notes:

Violation 5

Clear exit path on second floor

Code Section(s) in Violation: **[E] 1003.3**

Violation found on
04/23/2024

Will be rechecked on or after

Repaired On
04/24/2024

Violation Notes:



04/23/2024 12:18 PM

Code information Page(s)

Code Sections Violated

[A] 1003.3 Protruding objects..

(2022 California Building Code, Title 24, Part 2)

Protruding objects on circulation paths shall comply with the requirements of Sections 1003.3.1 through 1003.3.4.

Exception: In Group I-2 and Group I-2.1 occupancies, protruding objects shall not extend more than 12 inches (305 mm) below the minimum ceiling height required by Section 1003.2.

[B] 603.2.2 Open electrical terminations..

(2022 California Fire Code, Title 24, Part 9)

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

[C] 705.2.4 Door operation..

(2022 California Fire Code, Title 24, Part 9)

Swinging fire doors shall close from the full-open position and latch automatically.

[D] 705.2 Inspection and maintenance..

(2022 California Fire Code, Title 24, Part 9)

Opening protectives in fire-resistance-rated assemblies shall be inspected and maintained in accordance with NFPA 80. Opening protectives in smoke barriers shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Openings in smoke partitions shall be inspected and maintained in accordance with NFPA 105. Fire doors and smoke and draft control doors shall not be blocked, obstructed, or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Opening protectives and smoke and draft control doors shall not be modified.

[E] 907.8.4 Inspection, testing and maintenance..

(2022 California Fire Code, Title 24, Part 9)

The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing and maintenance of such systems. Records of inspection, testing and maintenance shall be maintained.



Mini-Satellite Waging Security Plan

Rick Borba Owner and Operator for Gaslamp Tavern LLC will be the person responsible for security and underage waging and consumption of alcohol.

Security will be scheduled by Estela Borba, we will use our Guard Card certified employees

Gaslamp Tavern located at 868 5th Ave San Diego Ca 92101 is equipped with video surveillance and a monitored alarm system. The waging office will have surveillance, alarm and a reinforced door.

We will have signs posted notifying patrons of the min age requirements.

All of Gaslamp Tavern Front of House service employees have the **California Responsible Beverage Service Training**

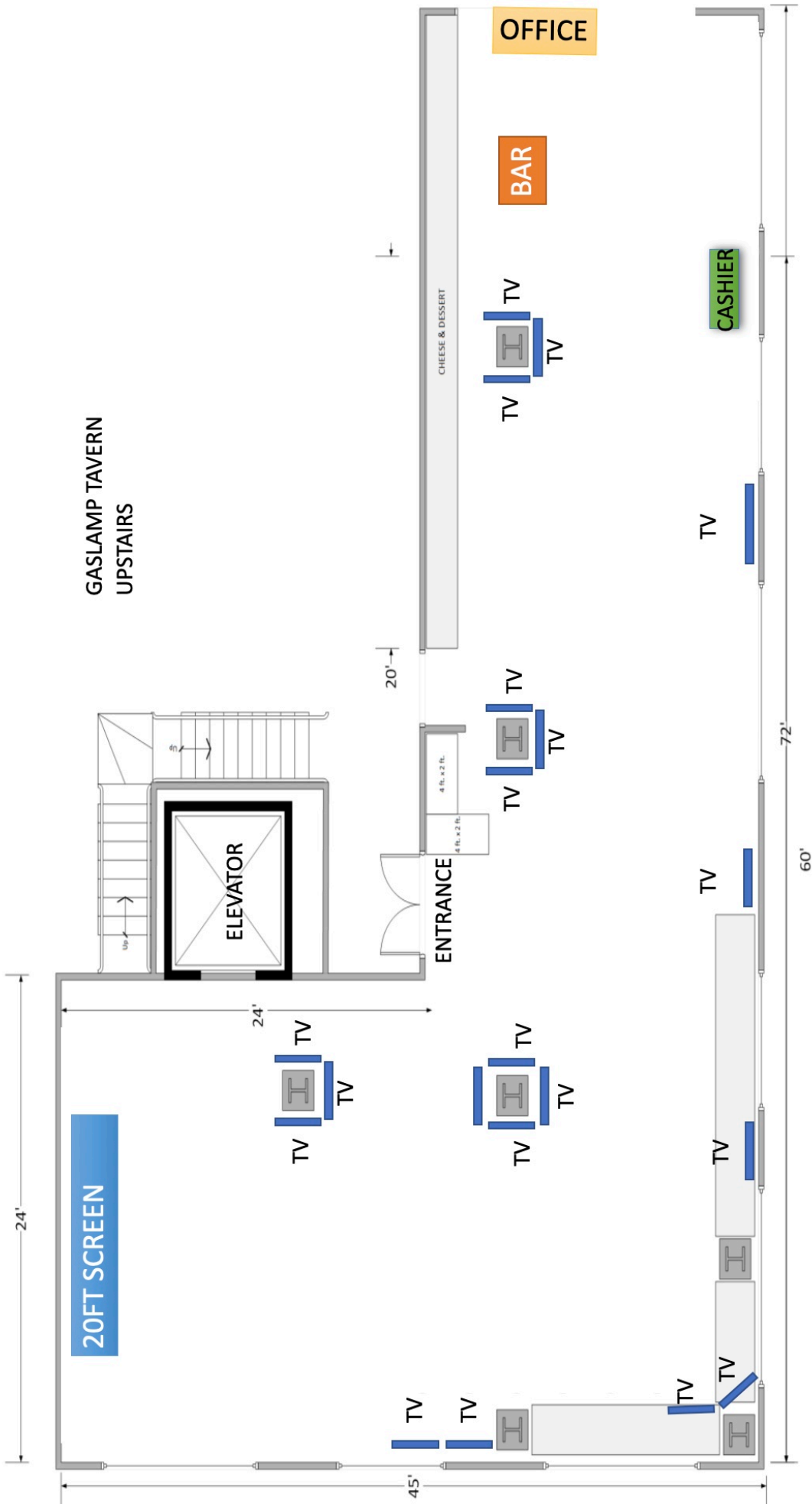
Owner Operator- Rick Borba - 619-997-8792

General Manager - Estela Borba - 619-852-8862

San Diego Police - 619-531-2000 or 911

San Diego Sheriff - 858-565-5200 or 911

San Diego Clean and Safe -619-234-8900



EXIT

OUTDOOR BAR PATIO

TABLE TOP
MACHINES

BAR SEATING

OUTDOOR BAR PATIO

SPACE
FOR
MACHINES

TABLE SEATING

TABLE SEATING

BAR SEATING

CASHIER
LOCATION

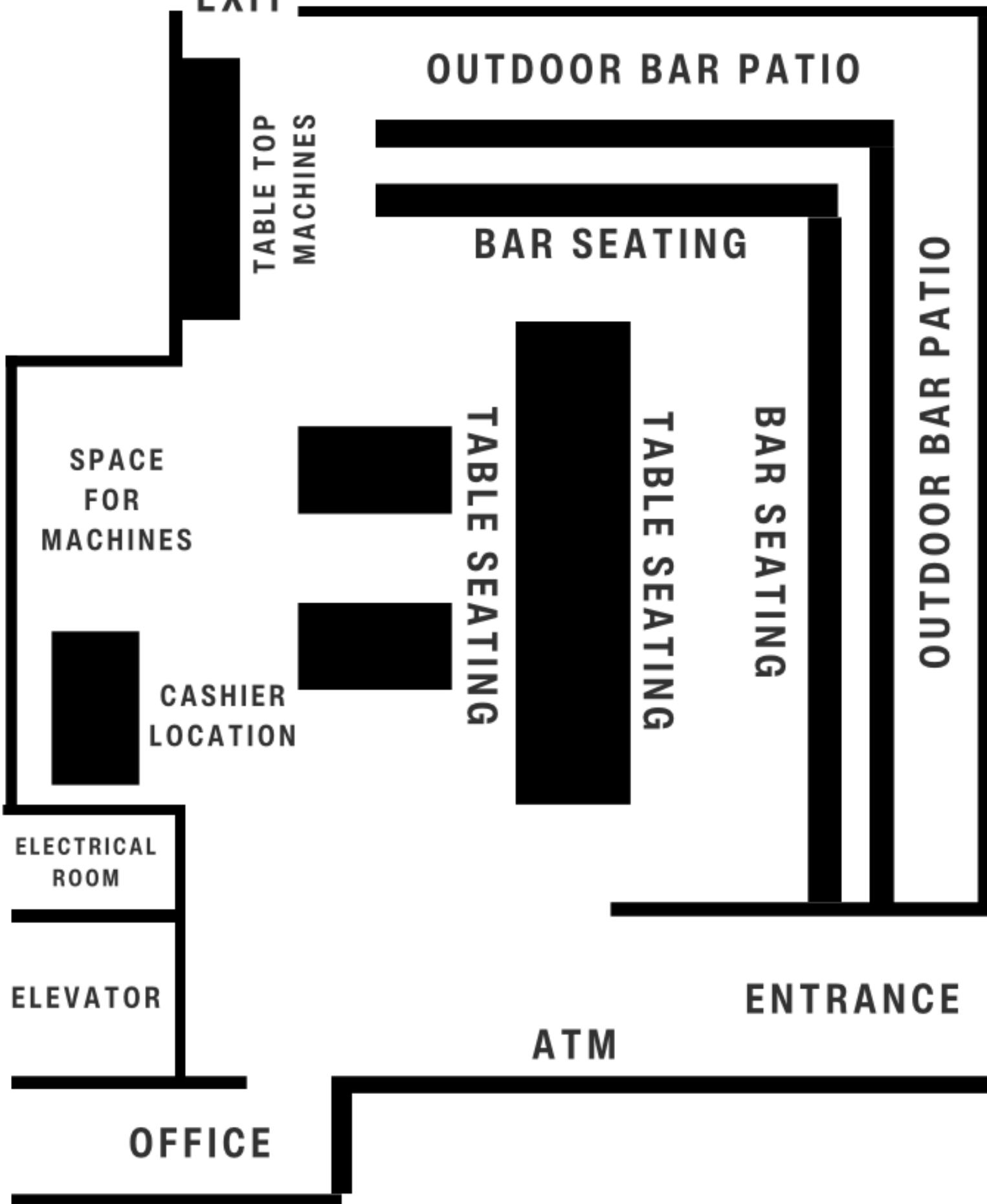
ELECTRICAL
ROOM

ELEVATOR

ATM

ENTRANCE

OFFICE





RTN
RACETRACK TELEVISION NETWORK

fireTV

RTN
RACETRACK TELEVISION NETWORK



CLOSED

















VI. ADVERTISING AND PATRON DEVELOPMENT

Describe any advertising or promotional plans. Social media; group events; direct mail; advertising on racing radio programs.

Describe any improvements to the facility that will directly benefit minisatellite wagering. **Multiple TVs and Increased seating capacities.**

NOTICE TO APPLICANT: Pursuant to Board Rule 2066, all advertisement shall contain a statement that persons under 21 are not allowed to participate in minisatellite wagering. All advertisement shall contain contact information for a recognized problem-gambling support organization.

VII. ADMISSIONS, CHARGES AND SERVICE FEES

Complete if applicable and note N/A if not.

Admissions charges, if any, are:	None
Parking charges, if any, are:	None
Program charges, if any, are:	As determined by Host Track
Seating charges, if any, are:	None

VIII. RENEWAL

Complete this section only if renewing your license.

Is this a renewal application? Yes No

Have there been any changes since the submission of your last application for authorization to operate a minisatellite wagering facility? Yes No

Have any changes occurred affecting ownership or controlling interest in your business structure or establishment since your last application? Yes No

If you have answered "Yes" to any of the questions above, please attach a detailed statement describing the change.

How many years have you been an approved minisatellite wagering facility?

1 yr

AGREEMENTS

Attach copies of all applicable county, city, or agency agreements that may affect the minisatellite wagering facility.

NOTICES TO APPLICANT

Notice is given to the applicant that its application, if approved by the Board, authorizes the applicant to offer pari-mutuel wagering at its minisatellite wagering facility for a period of five years per Business and Professions Code section 19605.25(h).

Notice is given that retention of and control over all moneys generated from pari-mutuel wagering held or conducted at the facility is the responsibility of the simulcast organization(s) which contract(s) to provide the pari-mutuel equipment and pari-mutuel employees; and that such organization(s) is (are) responsible for its proper distribution in accordance with the law and the rules and regulations of the Board.

Notice is given that CHRB Rules 1870 and 1871 require that the Board be given 15 days' notice in writing of any intention to terminate operations, engagements, or services by any licensee, or approved contractor.

DECLARATIONS

All labor agreements, concession contracts, service contracts, horsemen's agreements, lease agreements, agreements with the simulcast organization(s) necessary to conduct and operate the simulcast wagering program at the facility, lease or rental

State of California
 California Horse Racing Board
 Application for License to Operate a Minisatellite Wagering Facility
 CHRB-228 (Rev. 04/22)

agreement with the facility landlord and all applicable county, city or agency agreements that may affect the minisatellite wagering facility have been finalized except as follows (if there are no exceptions, so state):

All service contractors and concessionaires have valid state, county, or city licenses authorizing each to engage in the type of service to be provided and have valid labor agreements (when applicable) which remain in effect for the entire term of the license except as follows (if there are no exceptions, so state):

Absent natural disasters or causes beyond the control of the applicant, its service contractors, concessionaires or employees engaged at the facility, no reasons are believed to exist that may result in a stoppage to the conduct of pari-mutuel wagering at the facility or the withholding of any vital service to the applicant except as follows (if there are no exceptions, so state):

By authority of Article 9.2, Chapter 4, of the Business and Professions Code; and the Federal Indian Gaming Act; to allow an evaluation of the competence, integrity, and character of potential simulcast facility operators, any person, corporation, trust association, partnership, joint venture, or management firm who submits an application for such license or who is named in such application and who is not a State or County entity, or has not previously completed such disclosure when filing for a horseracing application pursuant to Article 4, section 19480 of the Business and Professions Code shall be required to complete and submit a full disclosure statement.

NO EXCEPTIONS

CERTIFICATION BY APPLICANT

I hereby certify under penalty of perjury that I have examined this application, that all of the foregoing statements in this application are true and correct, and that I am authorized by the applicant to attest to this application on its behalf.

Print name of minisatellite facility applicant representative: Richard Borba	Date:
Signature of minisatellite facility representative:	Date:
Print name of association representative: Josh Rubinstein	Date:
Signature of association representative:	Date:
Print name of simulcast organization representative: Rick Baedeker	Date:
Signature of simulcast organization representative:	Date:

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CERTIFICATION BY APPLICANT

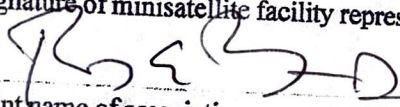
I hereby certify under penalty of perjury that I have examined this application, that all of the foregoing statements in this application are true and correct, and that I am authorized by the applicant to attest to this application on its behalf.

Print name of minisatellite facility applicant representative:

Richard Borba

Date:

Signature of minisatellite facility representative:



Date:

4/3/2025

Print name of association representative:

Josh Rubinstein

Date:

04/03/2025

Signature of association representative:



Date:

04/03/2025

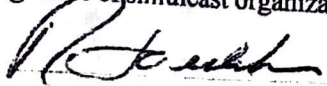
Print name of simulcast organization representative:

Rick Baedeker

Date:

4/3/25

Signature of simulcast organization representative:



Date:

04/03/2025