

STAFF ANALYSIS
APPROVAL BY THE BOARD REGARDING THE FOLLOWING RENEWAL APPLICATION FOR LICENSE
TO OPERATE A SIMULCAST WAGERING FACILITY FOR A PERIOD OF FIVE YEARS: ANTELOPE
VALLEY FAIR & EVENT CENTER (LANCASTER)

Board Meeting
September 9, 2026

ISSUE

Antelope Valley Fair & Event Center (Lancaster) has submitted an Application for Authorization to Operate a Simulcast Wagering Facility, form CHRB-25, to renew their license to operate a simulcast wagering facility.

BACKGROUND

A “simulcast wagering facility,” as defined in California Horse Racing Board (CHRB or Board) Rule 2056, is the physical premises, structure, and equipment utilized by a guest association (i.e., racing association, fair, or tribal facility) for the conduct of pari-mutuel wagering on horse racing events being run elsewhere.

On October 25, 2024, CHRB Rule 2057 was amended to, in part, require each guest association licensed prior to January 1, 2025, to file a new Application for Authorization to Operate a Simulcast Wagering Facility, form CHRB-25, by January 1, 2026, to renew its license for a five-year term. All existing guest associations were licensed prior to January 1, 2025.

ANALYSIS

The simulcast wagering facility application for Antelope Valley Fair & Event Center (Lancaster) is being presented as a consent calendar item. Consent items are expected to be routine and noncontroversial. It is recommended that the Board adopt these items without discussion. If any interested party, member of the Board, or staff member requests that an item be removed from the consent calendar, it will be considered separately.

RECOMMENDATION

The application meets all requirements for licensure. Staff therefore recommends approval of the consent calendar item.

STATE OF CALIFORNIA
CALIFORNIA HORSE RACING BOARD
**APPLICATION FOR AUTHORIZATION TO OPERATE A SIMULCAST WAGERING
FACILITY**
CHRB-25 (Rev. 1/23)

Application is hereby made to the California Horse Racing Board (CHRB) for authorization to operate a simulcast wagering facility in accordance with the California Business and Professions Code (BPC), Chapter 4, Division 8 (Horse Racing Law) and the California Code of Regulations, Title 4, Division 4 (CHRB Rules and Regulations).

1. APPLICANT INFORMATION

- A. Name of applicant association, fair, or tribal facility: The 50th District Agricultural Association (Friends of the Fair)
- B. Location of facility (City and County): Lancaster , Los Angeles County
- C. Mailing address of association, fair, or tribal facility: 2551 West Avenue H, Lancaster, Ca 93536
- D. Telephone number: 661-948-6060
- E. Name and title of the managing officer or tribal council representative of the applicant association, fair, or tribal facility: Dan Jacobs, CEO
- F. Name of the affiliated (simulcast) organization(s) that will operate the pari-mutuel wagering at the facility: SCOTWINC
- G. The regular schedule for operation of the facility will be as follows: Wednesday-Sunday, including holidays.
- H. Inclusive date during which the applicant proposes to operate as a simulcast wagering facility during the current racing year: Jan 1-Dec 31

Application must be filed not later than 90 days before the scheduled start date for operation of the proposed facility pursuant to CHRB Rule 2057.

Notice to Applicant: If approved for license, the term of license shall not exceed five years, pursuant to CHRB Rule 2057.

2. OPERATION OF THE SIMULCAST WAGERING FACILITY

- A. Inclusive hours and days for operation of the facility: **Wednesday** doors open 9 **AM** to 3 **PM**. Thursday through Sunday door is open 10 **AM** to last race.

☐ Daily ☒ Wed - Sun ☐ Tues - Sat ☐ Other - specify:

- B. Inclusive time periods during the calendar year the facility **will not** be utilized as a simulcast wagering facility: N/A

Exceptions to the foregoing:

- C. If approved, wagering will be offered on live race meetings being held or conducted by the following racing associations: **All California hosts**

Race Meeting	Breed	Day or Night
Del Mar Thoroughbred Club	Thoroughbred	Day
Los Alamitos Racing Ass.	Thoroughbred	Day
Los Alamitos QH Racing Ass.	Quarter Horse	Night
Los Angeles County Fair	Thoroughbred	Day
Los Angeles Turf Club	Thoroughbred	Day

- D. Dates during which the applicant will conduct or has conducted live horse racing during the current racing year (if none, so state): None

3. ELIGIBILITY FOR APPROVAL AS A GUEST ASSOCIATION

- A. The applicant association is: ☐ Racing Association ☒ Fair
☐ Tribal Facility ☐ Other Business Entity

Complete the applicable subsection (B, C, or D). Then continue to E.

- B. RACING ASSOCIATION - approval pursuant to BPC section 19605.

1. The name under which the association is licensed by the Board:
2. The names and titles of management personnel assigned to the facility:

- C. FAIR

1. Approval is requested pursuant to BPC section ☐ 19605.1 OR ☒ 19605.2.
2. Correct title of the fair or fair association: The 50th District Agricultural Association
3. Names and titles of the present fair directors: Felipe Reina, Bob Forshay, Erica Rough, Sandy Smith, Donita Winn, Michael Dutton, Miguel Sanchez IV, Lacey Ventura
4. Names and titles of management personnel assigned to the simulcast wagering facility: Dan Jacobs- CEO, Jennifer Murad- Deputy Manager, Sean Scott- Facility Manager

D. TRIBAL FACILITY

1. Approval is requested pursuant to the Tribal-State Compact signed on:
 2. The name of the tribe under which the Tribal-State Compact was approved:
 3. Names and titles of management personnel assigned to the facility:
- E. If applicable, names and titles of management personnel comprising management company or other entity operating gaming and simulcast wagering at the facility: N/A
- F. Has the management company or other entity been approved by the U.S. Bureau of Indian Affairs? ☐ Yes ☐ No If yes, the date of that approval: N/A

Notice to Applicant: Changes to management personnel and Simulcast Facility Supervisor(s) must be immediately reported to the Board.

4. CONCESSIONAIRES AND VENDORS

- A. The concessionaires, vendors, and other entities providing food service, beverage service, racing selection services, janitorial or custodial service, or other service or supplies within the simulcast wagering facility are (specify the name and type of service or supplies): The 50th District Agricultural Association (Friends of the Fair)
- B. Other vendors to be permitted to sell products or services outside, but on the premises of, the simulcast wagering facility are: N/A

5. SUPERVISION, SECURITY, AND FIRE PREVENTION

- A. The names of all persons to be employed as a Simulcast Facility Supervisor at the simulcast wagering facility: Sean Scott, Facility Manager
- B. The workers' compensation insurance carrier and the policy number securing the applicant's liability for payment of workers' compensation is (if self-insured, give details): CFSA
- C. Attach a copy of the Certificate of Insurance. Attached
- D. Attach a fire clearance from the fire authority having jurisdiction. Attached



August 20, 2026

To: California Horse Racing Board
1010 Hurley Way, Suite 300
Sacramento, CA 95815

Re: Antelope Valley Fair/50th DAA
2551 W Avenue H
Lancaster, CA 93536

Please be advised that the Antelope Valley Fair/50th DAA is a member of the California Fair Services Authority (CFSA), and participates in the following self-insurance and loss pooling programs which are administered by CFSA:

I. WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY PROGRAM

- A. Primary Coverage \$500,000 self-insured retention California Fair Services Authority
Coverage continuous until cancelled
- B. Excess Coverage (a) Workers' Compensation: Statutory Limit in excess of \$500,000
(b) Employers' Liability: \$4,500,000 in excess of \$500,000
Coverage provided by PRISM
Term: 7/1/2026 to 7/1/2027

CFSA represents to the California Horse Racing Board that within the above limits, terms and provisions of the coverage stated, to the extent provided by law, CFSA will provide defense, payment, and indemnification on loss funding in accordance with the terms of the contractual assumption of the Antelope Valley Fair/50th DAA as set forth in California Horse Racing Board's "Insurance Requirements".

You will be given at least thirty (30) day notice of any change in the foregoing information. We trust that this commitment will satisfy your insurance requirements.

Please feel free to contact this office on all matters including possible claims.

Sincerely,

Jerome Coelho
Risk Resources Coordinator

**1776 TRIBUTE ROAD, SUITE 100
SACRAMENTO, CA 95815
PHONE: (916) 921-2213 | FAX: (916) 646-1238**

WWW.CFSA.ORG



DEPARTMENT OF FORESTRY AND FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
Fire and Life Safety Division
602 E Huntington Dr, Suite A, Monrovia, CA 91016
(626) 305-1908

PRIORITY INSPECTION REPORT

BUILDING INFORMATION

SFM FILE NUMBER: 41504-04-19-11-0001-00002

JURISDICTION: Life Safety South

BUILDING OWNER:

ADMINISTRATION / TURF

BUILDING NAME: BUILDING

BUILDING ADDRESS: 2551 West Avenue H, Lancaster, CA 93536

INSPECTION INFORMATION

Inspection Number : 265424

Inspection Type: Annual requested by stakeholder/agency

Inspection Date : 07/16/2026

Inspection Status : Passed

Inspector: Joseph Chavez

Inspector Signature:

Inspection Comments: Conducted a fire and life safety inspection of the Administrative/Turf Building.

Total Inspectable Items:

Inspectable Items:

Accompanied By: Devin Granger

Title: Maintenance Supervisor

Discussed With: Devin Granger

Title: Maintenance Supervisor

Accompanied By:

Signed:

COMMENTS OR QUESTIONS ABOUT INSPECTION SERVICES
Please contact CAL Fire Life Safety South at (626) 305-1908 for assistance.

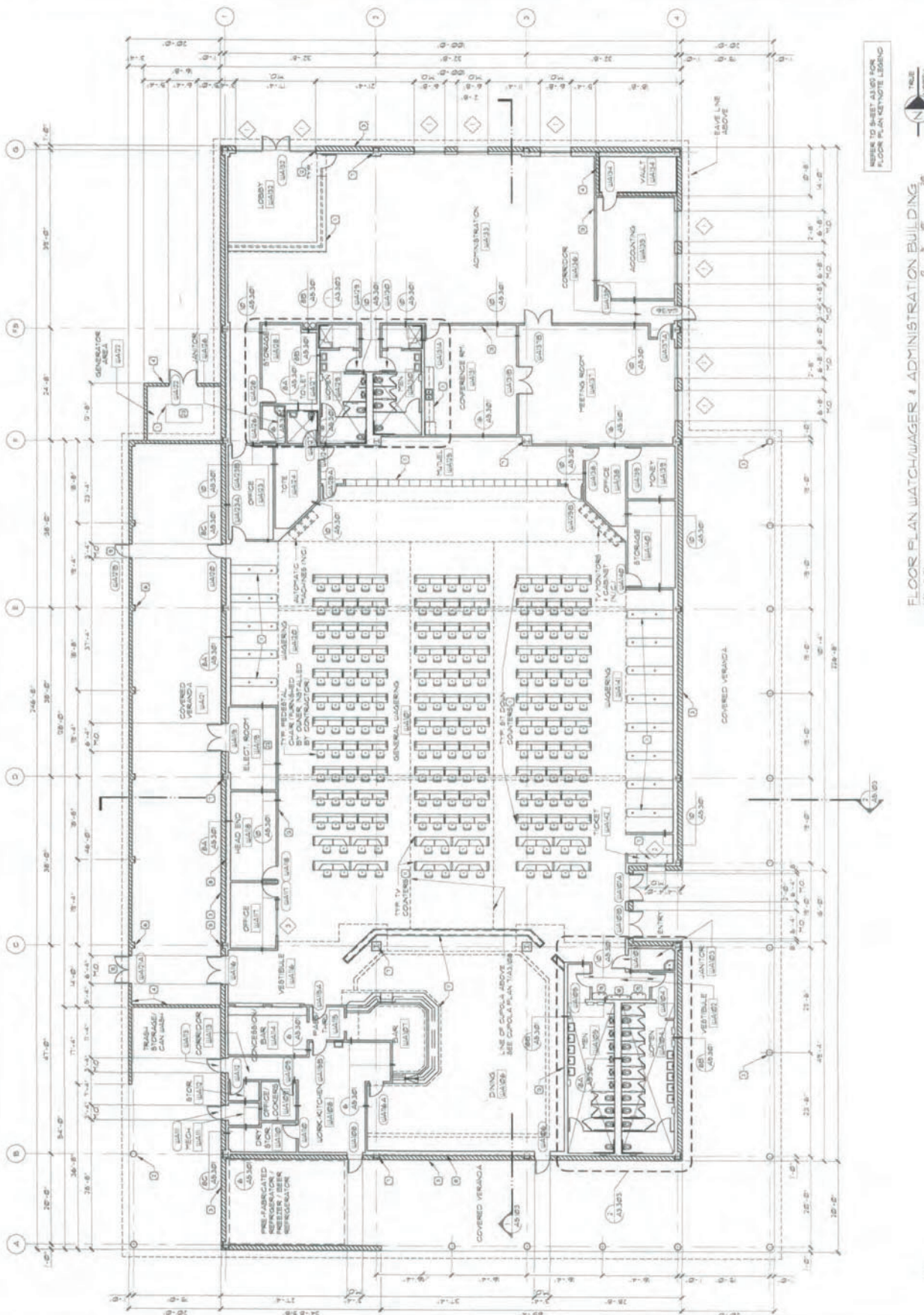
- F. The number of security officers and/or guards to be regularly employed at the facility is: 6
- G. The police or sheriff's department having jurisdiction for criminal law enforcement over the premises of the facility is: Lancaster Police Department and Los Angeles County Sheriff's Department
- H. Specify the name, address, and telephone number of the emergency ambulance service the applicant will utilize in event of illness or injury at the facility. AMR Ambulance Service of Lancaster, 1055 West Ave. J, Lancaster, CA 93834. Phone: 661.945.9310
- I. Does the applicant propose to have emergency medical care available at the facility: ☐ Yes ☒ No If yes, describe.

6. EQUIPMENT PROVIDED BY THE GUEST ASSOCIATION

- A. Describe the television equipment (simulcast receivers, decoders, controls, monitors, etc.) to be utilized at the facility. 100 Flat Screen TV's, 16 Simulcast Receivers, 3 Decoders, 3 Control Monitors
- B. Describe the public address equipment (controls, microphones, speakers, etc.) to be utilized at the facility. PA System
- C. Attach a detailed scale plan of the facility indicating all points of access, emergency exits, and the placement of offices and food and beverage service locations.

7. PARI-MUTUEL EQUIPMENT AND WAGERING SERVICES

- A. Describe the pari-mutuel equipment, odds displays, modems or muxes, and method of data transmission to be utilized (include the number of pari-mutuel terminals to be on-site). 34 Terminals, Spectrum Modems, Data Transmission-Robinson Communications
- B. Will the applicant be responsible for maintenance of the pari-mutuel equipment?
☐ Yes ☒ No
- C. Describe the method by which patron complaints regarding wagering operation and/or the facility or its employees may be filed. The process is we have a form that is filled out either by security guard or staff member and then given to facility manager. If it needs to be escalated it is given to the CEO.



FLOOR PLAN WATCH/WAGER 4 ADMINISTRATION BUILDING



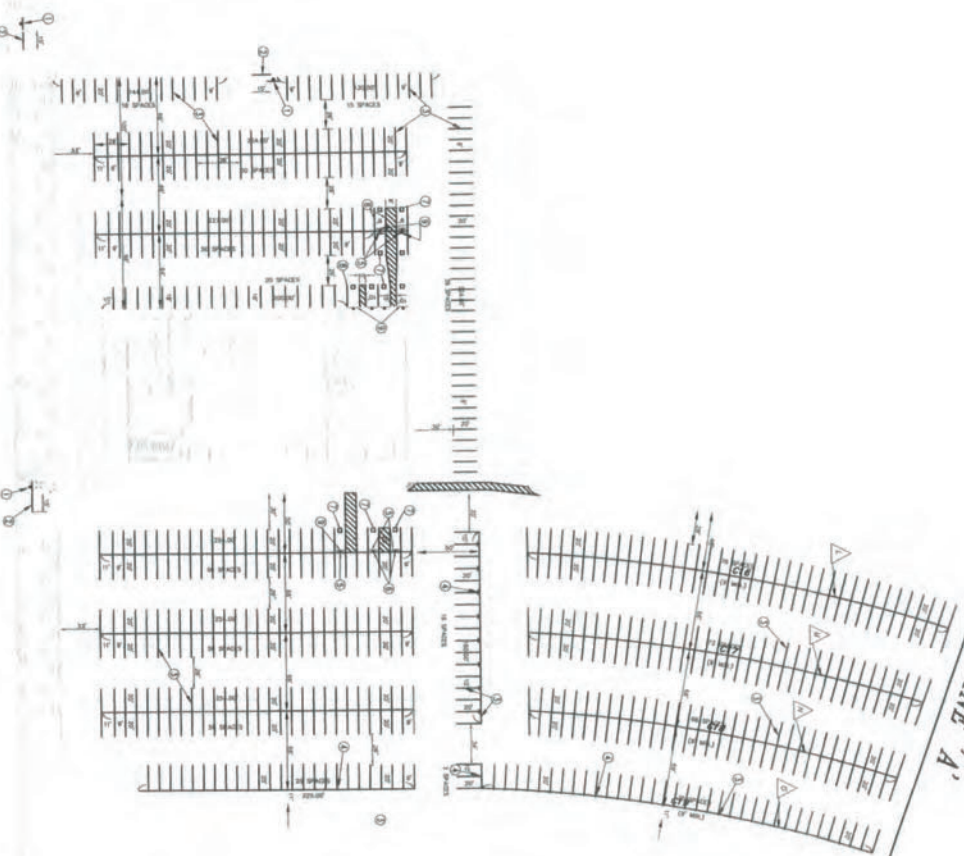
1/8" = 1'-0"

REFER TO SHEET A3.105 FOR FLOOR PLAN KEYNOTE LEGEND

DATE: 10/1/01
BY: [Signature]

MATCH LINE 'A'

SEE SH. 9



AVENUE H

STRIPING AND SIGNING NOTES

1. PROVIDE & INSTALL 11' TYP. SIGN
2. INSTALL 12" WIDE WHITE LINE
3. INSTALL 4" WIDE WHITE LINE
4. WOT STOP
5. PROVIDE & INSTALL "NEW ACCESSIBLE" SIGNAGE
6. PROVIDE & INSTALL "RECEIVED FOR MAINTENANCE" SIGNAGE
7. INSTALL UNOCCUPIED CHALKS
8. INSTALL BLUE STRIPING
9. PROVIDE & INSTALL 10" WIDE WHITE STRIPES 14" x 40"
10. 1" CA. SLOPE 1" WOT CONCRET OR 2" PAVEMENT, "PAVED BLUE"

CLIP TABLE

CLIP	LENGTH	INCHES	THICKNESS	WEIGHT
1	12	1/2	1/8	1.5
2	12	1/2	1/8	1.5
3	12	1/2	1/8	1.5
4	12	1/2	1/8	1.5
5	12	1/2	1/8	1.5
6	12	1/2	1/8	1.5
7	12	1/2	1/8	1.5
8	12	1/2	1/8	1.5
9	12	1/2	1/8	1.5
10	12	1/2	1/8	1.5
11	12	1/2	1/8	1.5
12	12	1/2	1/8	1.5
13	12	1/2	1/8	1.5
14	12	1/2	1/8	1.5
15	12	1/2	1/8	1.5
16	12	1/2	1/8	1.5
17	12	1/2	1/8	1.5
18	12	1/2	1/8	1.5
19	12	1/2	1/8	1.5
20	12	1/2	1/8	1.5
21	12	1/2	1/8	1.5
22	12	1/2	1/8	1.5
23	12	1/2	1/8	1.5
24	12	1/2	1/8	1.5
25	12	1/2	1/8	1.5
26	12	1/2	1/8	1.5
27	12	1/2	1/8	1.5
28	12	1/2	1/8	1.5
29	12	1/2	1/8	1.5
30	12	1/2	1/8	1.5
31	12	1/2	1/8	1.5
32	12	1/2	1/8	1.5
33	12	1/2	1/8	1.5
34	12	1/2	1/8	1.5
35	12	1/2	1/8	1.5
36	12	1/2	1/8	1.5
37	12	1/2	1/8	1.5
38	12	1/2	1/8	1.5
39	12	1/2	1/8	1.5
40	12	1/2	1/8	1.5
41	12	1/2	1/8	1.5
42	12	1/2	1/8	1.5
43	12	1/2	1/8	1.5
44	12	1/2	1/8	1.5
45	12	1/2	1/8	1.5
46	12	1/2	1/8	1.5
47	12	1/2	1/8	1.5
48	12	1/2	1/8	1.5
49	12	1/2	1/8	1.5
50	12	1/2	1/8	1.5
51	12	1/2	1/8	1.5
52	12	1/2	1/8	1.5
53	12	1/2	1/8	1.5
54	12	1/2	1/8	1.5
55	12	1/2	1/8	1.5
56	12	1/2	1/8	1.5
57	12	1/2	1/8	1.5
58	12	1/2	1/8	1.5
59	12	1/2	1/8	1.5
60	12	1/2	1/8	1.5
61	12	1/2	1/8	1.5
62	12	1/2	1/8	1.5
63	12	1/2	1/8	1.5
64	12	1/2	1/8	1.5
65	12	1/2	1/8	1.5
66	12	1/2	1/8	1.5
67	12	1/2	1/8	1.5
68	12	1/2	1/8	1.5
69	12	1/2	1/8	1.5
70	12	1/2	1/8	1.5
71	12	1/2	1/8	1.5
72	12	1/2	1/8	1.5
73	12	1/2	1/8	1.5
74	12	1/2	1/8	1.5
75	12	1/2	1/8	1.5
76	12	1/2	1/8	1.5
77	12	1/2	1/8	1.5
78	12	1/2	1/8	1.5
79	12	1/2	1/8	1.5
80	12	1/2	1/8	1.5
81	12	1/2	1/8	1.5
82	12	1/2	1/8	1.5
83	12	1/2	1/8	1.5
84	12	1/2	1/8	1.5
85	12	1/2	1/8	1.5
86	12	1/2	1/8	1.5
87	12	1/2	1/8	1.5
88	12	1/2	1/8	1.5
89	12	1/2	1/8	1.5
90	12	1/2	1/8	1.5
91	12	1/2	1/8	1.5
92	12	1/2	1/8	1.5
93	12	1/2	1/8	1.5
94	12	1/2	1/8	1.5
95	12	1/2	1/8	1.5
96	12	1/2	1/8	1.5
97	12	1/2	1/8	1.5
98	12	1/2	1/8	1.5
99	12	1/2	1/8	1.5
100	12	1/2	1/8	1.5



DATE: 10/1/01

BY: [Signature]

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/01	1. PROVIDE & INSTALL 11' TYP. SIGN
2	10/1/01	2. INSTALL 12" WIDE WHITE LINE
3	10/1/01	3. INSTALL 4" WIDE WHITE LINE
4	10/1/01	4. WOT STOP
5	10/1/01	5. PROVIDE & INSTALL "NEW ACCESSIBLE" SIGNAGE
6	10/1/01	6. PROVIDE & INSTALL "RECEIVED FOR MAINTENANCE" SIGNAGE
7	10/1/01	7. INSTALL UNOCCUPIED CHALKS
8	10/1/01	8. INSTALL BLUE STRIPING
9	10/1/01	9. PROVIDE & INSTALL 10" WIDE WHITE STRIPES 14" x 40"
10	10/1/01	10. 1" CA. SLOPE 1" WOT CONCRET OR 2" PAVEMENT, "PAVED BLUE"

CITY OF LANCASTER
STRIPING PLAN
A.V. PARKING/ROUNDING PARKING AND
WALKWAY IMPROVEMENTS
 CC # 446 (REVISION 10 OF 10 SHEETS)

- D. Has the applicant made arrangements to provide for the encashment of valid pari-mutuel tickets issued at other facilities or at California race meetings?
☒ Yes ☐ No

8. ADMISSIONS, CHARGES, AND SERVICE FEES

- A. The admissions charges are: Level 1 (Gen. Adm.): \$5.00
Level 2 (Premium CH): N/A
Level 3 (Membership): N/A
- B. Parking Charges are: Level 1 (General): None
Level 2 (Premium): N/A
Level 3 (Valet): N/A
- C. Program costs are: \$4.00 Racing Form \$12.00 Racing Digest \$13.00
- D. Seating costs, if any, are: None

9. FOOD AND BEVERAGE SERVICE

- A. 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; barn counters; or other description as appropriate). Full meals, short orders and concessions.
- B. The seating capacity in the general admission area is: 300 (carrels)
- C. The number of tables in the general admission area is: N/A
- D. The seating capacity in the premium area is: N/A
- E. The number of tables in the premium area is: N/A
- F. Overall square footage in the public general admission area is: 14,000 Sq Ft.
- G. Overall square footage in the public premium admission area is: N/A
- H. Overall square footage available for "overflow" attendance: Included in above 14,000 Sq Ft.
- I. Describe occupancy restrictions, if any, imposed by the fire authority having jurisdiction. 1,167
- J. The total number of parking spaces available in the combined parking areas can accommodate (number of standard sized automobiles): 400

- K. Describe any other activities to be scheduled on or near the facility premises that may have a negative impact on available parking. The Fairgrounds is separated from the Turf Club and there are enough parking spaces where other events on property do not affect the facility negatively.

10. AGREEMENTS

- A. Fair applicants must attach the resolution of its governing body that determined that the conduct of simulcast wagering at its fair facility best serves the interest of the fair.
- B. Attach a copy of the agreement between the applicant and the (simulcast) organizations(s) that sets forth therein the duties of the respective parties.
- C. Attach a copy of the written consent of the horsemen's organization(s), if applicable, consenting to the acceptance of wagers at the 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 simulcast facility until notified otherwise.

Notice is also 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) that 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 also 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, approved concessionaire, or approved service contractor.

11. DECLARATIONS

- A. All labor agreements, concession contracts, service contracts, horsemen's agreements, lease agreements, and agreements with the (simulcast) organization(s) necessary to conduct and operate the simulcast wagering program at the facility have been finalized, except as follows (if there are no exceptions, so state): None
- B. 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) that remain in effect for the entire term of the approval, except as follows (if there are no exceptions, so state): None



RESOLUTION

AFFIRMING THE VALUE OF SIMULCAST WAGERING AT FAIRGROUNDS

RESOLVED BY THE BOARD OF DIRECTORS OF CARF:

- **WHEREAS, Satellite wagering facilities** provide California fairgrounds with a critical source of revenue that sustains agricultural programs, supports community events, and ensures the preservation and maintenance of fairground infrastructure; and
- **WHEREAS, Simulcast wagering**, conducted under the regulatory framework of the California Horse Racing Board, enables patrons at fairgrounds to engage in pari-mutuel wagering on live horse races conducted in California and across the nation; and
- **WHEREAS, The operation of simulcast wagering** at fairgrounds expands access for local communities, fosters broader participation in horse racing, and strengthens the financial stability of member fairs, thereby reinforcing the role of California fairgrounds as vital community-serving institutions.

NOW, THEREFORE, BE IT RESOLVED:

- The Board of Directors of the California Authority of Racing Fairs, as the governing body for member satellite wagering facilities, hereby determines that the conduct of simulcast wagering at fairgrounds **best serves the interests of the fairgrounds, their communities, and the broader horse racing industry in California.**

Board Chair

Date



RESOLUTION

AFFIRMING THE VALUE OF SIMULCAST WAGERING AT FAIRGROUNDS

CARF Board of Directors:

Dana Stoehr, Board Chair (CEO, San Mateo County Event Center)

Dan Jacobs, Board Vice-Chair (CEO, AV Fair & Event Center)

Daniel Castillo (CEO, San Joaquin County Fairgrounds)

Tom Keaney (CEO, Solano County Fairgrounds)

Tom Martinez (CEO, Cal Expo & California State Fair)

Kelly Violini (CEO, Monterey County Fair)

CARF Member Fairs:

- **Alameda County Fairgrounds, Pleasanton**
- **The Big Fresno Fair, Fresno**
- **Cal Expo & California State Fair, Sacramento**
- **Monterey County Fair & Event Center, Monterey**
- **San Joaquin County Fairgrounds, Stockton**
- **San Mateo County Event Center, San Mateo**
- **Santa Clara County Fairgrounds, San Jose**
- **Solano County Fairgrounds, Vallejo**
- **AV Fair & Event Center, Lancaster**
- **National Orange Show, San Bernardino**
- **San Bernardino County Fairgrounds, Victorville**
- **Ventura County Fairgrounds, Ventura**



December 16, 2025

Ms. Sandra Shinn
Licensing Division Chief
California Horse Racing Board

RE: CHRB-25 CARF Locations

Dear Ms. Shinn,

The Thoroughbred Owners of California consent to the following simulcast organizations to accept wagers pursuant to the California Horse Racing law.

- Alameda County Fairgrounds, Pleasanton
- The Big Fresno Fair, Fresno
- Cal Expo & California State Fair, Sacramento
- Monterey County Fair & Event Center, Monterey
- San Joaquin County Fairgrounds, Stockton
- San Mateo County Event Center, San Mateo
- Santa Clara County Fairgrounds, San Jose
- Solano County Fairgrounds, Vallejo
- AV Fair & Event Center, Lancaster
- National Orange Show, San Bernardino
- San Bernardino County Fairgrounds, Victorville
- Ventura County Fairgrounds, Ventura

Sincerely,

William Nader
President & CEO
Thoroughbred Owners of California

CC: Heather Haviland

- C. 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): None

12. 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.

Sean Scott
Print Name


Signature

Facility manager
Print Title

10/17/25
Date