



# City of Highland

Patrick Sandford, Chair

Pamela Bible, Vice Chair

Gail Shelton, Member

Jeffrey Staggs, Member

Hugh Walker, Member

## **Historic and Cultural Preservation Special Meeting Agenda**

January 15, 2026 at 4:00 PM

City Hall Donahue Council Chambers | 27215 Base Line, Highland CA 92346

### **Staff**

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Senior Planner

Camille Duarte, Administrative Assistant III

### **Mission Statement**

*Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.*

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In compliance with the Brown Act, any writings or documents provided to a majority of the legislative body regarding any item on this agenda, that are not exempt from disclosure under the California Public Records Act, will be made available for public inspection at City Hall, 27215 Base Line Highland, CA 92346, during normal business hours. Such documents will also be made available on the City's website at [www.cityofhighland.org](http://www.cityofhighland.org).

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodations, including interpreters.

Levine Act: Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council (or commission) in excess of \$500 in the past 12 months. This disclosure requirement includes contributions by the party's agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but no later than the beginning of the proceeding.

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## Call to Order

### Pledge of Allegiance

### Public Comment

To address the Historic and Cultural Preservation Board, please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to 3 minutes each. For those wishing to make public comments by email, please submit your comments by 3:00 p.m. on January 15, 2026, to [publiccomment@highlandca.gov](mailto:publiccomment@highlandca.gov). If you are submitting a public comment pertaining to an item on the agenda, please identify the agenda item number.

### Historic and Cultural Preservation Board Consent Calendar

1. Minutes- December 4, 2025 Historic and Cultural Preservation Board

Approve the minutes as submitted.

### Business Items

2. Preparation for the 28th Annual Citrus Harvest Festival

Staff recommends the Historic and Cultural Preservation Board review and provide direction on key logistics for the Festival.

3. Certificate of Appropriateness No. 25-016 to allow removal, replacement, and repair of damaged exterior siding on a contributing single-family residence located within the Highland Historic District. The project also includes repainting of window trim and architectural accents.

1. Approve COA-25-016, for the rehabilitation of exterior siding and trim on the contributing Craftsman residence, subject to Conditions of Approval, and;

2. Adopt the Findings of Fact.

### Announcements

### Adjourn

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### Certification

I, Camille Duarte, Administrative Assistant, or my designee, hereby certify that the foregoing agenda

was posted on our website at [www.cityofhighland.org](http://www.cityofhighland.org) and in the following designated areas: Highland Branch Library (7863 Central Avenue), Fire Station No. 1 (26974 Base Line), and City Hall (27215 Base Line) at least seventy-two (72) hours prior to the meeting per Government Code Section 54954.2.



# Staff Report

## to the Historic & Cultural Preservation Board/Appeals Board

Agenda  
Item  
No.1.

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**Date:** January 15, 2026  
**From:** Lawrence Mainez, Community Development Director  
**Prepared By:** Camille Goritz, Administrative Assistant III  
**Subject:** Minutes- December 4, 2025 Historic and Cultural Preservation Board

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**Recommendation:**

Approve the minutes as submitted.

**Fiscal Impact:**

None.

**Public Notice:**

The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

**Background:**

None.

**Attachments:**

1. HCPB 12-04-2025

**MINUTES**  
**HISTORIC AND CULTURAL PRESERVATION BOARD SPECIAL MEETING**  
**December 4, 2025**

**CALL TO ORDER**

The regular meeting of the Historic and Cultural Preservation Board of the City of Highland was called to order at 5:00 p.m. by Chair Sandford at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Patrick Sandford
	Vice Chair	Pamela Bible
	Member	Jeff Staggs
	Member	Gail Shelton
	Member	Hugh Walker

Staff Present: Kim Stater, Assistant Community Development Director  
Angela Tafolla, Senior Planner  
Camille Duarte, Administrative Assistant III

All members led the Pledge of Allegiance.

**COMMUNITY INPUT**

None.

**BUSINESS ITEMS**

1. Certificate of Economic Hardship by Community Cross Church requesting the reconsideration of the Certificate of Appropriateness (COA 25-031) permitting the demolition of an existing church bell tower at a noncontributing religious institution located at 6955 Palm Ave.

Vice Chair Bible recused herself due to a conflict of interest.

Senior Planner Tafolla presented the staff report.

Public Speaker Rachel Allen stated I live diagonally across the street from the church and if you look at the picture without the bell tower, it doesn't look very nice. Church bells have a historical significance use for calling community together to signify time and gather people to worship God. They were not only in churches, but in government buildings, town squares, and schools. They were the heartbeat and social call of a community. I know it's really expensive, but there are solutions. We can as a community raise the money for them. There's also the National Fund for Sacred Places where they could issue grants, capital grants up to \$500,000 to help congregations restore and preserve historic places of worship. There are opportunities for them so that they won't have to leave and the church bell can be kept and restored. So, it is my personal opinion that it should be kept because again, you guys are the Historic Board. We're in Old Town Highland and we want to keep the beauty of this small community here. Thank you.

Member Shelton stated I would also like to see the tower remain since it is a significant contribution to the Historic District, however there are two key issues here. The primary issue is insurance coverage for the church. They will no longer have insurance coverage if they don't deal with this issue now. The second issue is it currently does not have a bell and it hasn't had a bell for a long time. Nonetheless, I don't think that diminishes the fact that we would like to see that bell tower there even without the bell.

Community Cross Church Representative Nancy stated financially we cannot afford the repair. I just want to say thank you for you coming and sharing because it breaks our heart to tear it down, however we know economically there is just no way that we can do it. Regarding the insurance company being on our back, we just know our only option for us is to have it removed so that we can continue to be a part of the community. Thank you very much.

**A MOTION** was made by Member Shelton, seconded by Member Staggs to approve the Certificate of Economic Hardship to Community Cross Church permitting removal of a church bell tower. The Board hereby finds that the demolition/removal of the tower cannot be rehabilitated in manner which would allow a reasonable use of or return from the property to the property owners. Motion carried, 4-0, with Vice Chair Bible abstaining.

2. Preparation for the 28<sup>th</sup> Annual Citrus Harvest Festival

Senior Planner presented the staff report.

Associate Planner Tafolla gave an overview for next year's Citrus Harvest Festival which included the budget, car show, walking tour, retail, sponsorships, and food vendors.

Staff and Historic and Cultural Preservation Board members gave their feedback on the 2026 budget, walking tour, vendors, honoree, marketing, and sponsorships.

Historic and Cultural Preservation Board members voted on 27214 Main Street for best restoration and 27281 Main Street for best landscaping for year 2026.

The Historic and Cultural Preservation Board received and filed Staff's report.

3. Certificate of Appropriateness No. 25-012 to allow the conversion of an approximately 892 square foot non-contributing garage for a detached Accessory Dwelling Unit (ADU) on a site with a contributing Historic District residence. Located at 27171 Pacific Street

Vice Chair Bible recused herself due to a conflict of interest.

Senior Planner Tafolla presented the staff report.

Property Owner Victoria Souza stated I purchased this property because I love it and want to make it economically feasible for me. I am trying to turn that structure that is not in use into something that is useful. I do not want it to look any different other than the window that is requested for habitation.

**A MOTION** was made by Member Shelton, seconded by Member Walker to approve COA 25-012 for the conversion of an approximately 892 square foot non-contributing garage to a detached Accessory Dwelling Unit (ADU), subject to Conditions of Approval and, Adopt the Findings of Fact. Motion carried, 4-0, with Vice Chair Bible abstaining.

**ANNOUNCEMENTS**

Historic and Cultural Preservation Board next meeting will be scheduled January 15, 2026.

**ADJOURN**

There being no further business Chair Sandford declared the meeting adjourned at 5:38 p.m.

Submitted by:

Approved by:

\_\_\_\_\_  
Camille Duarte, Administrative Assistant III

\_\_\_\_\_  
Patrick Sandford, Chair

# Staff Report

To the Historic & Cultural Preservation Board



**Date:** January 15, 2026  
**From:** Lawrence Mainez, Community Development Director  
**Reviewed By:** Kim Stater, Assistant Community Development Director  
**Prepared By:** Angela Tafolla, Senior Planner  
**Subject:** Preparation for the 28th Annual Citrus Harvest Festival

## **Recommendation:**

Staff recommends the Historic and Cultural Preservation Board review and provide direction on key logistics for the Festival.

## **Fiscal Impact:**

The Festival Account has a balance of \$1963.17. Separately, the Home Tour Account has a balance of \$1,639.91. All expenses from the past year have been paid. Attached is the 2026 Citrus Harvest Festival Draft Budget.

## **Public Notice:**

The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

## **Project Detail:**

### **Project Review:**

Staff recommends the board review and provide direction on the following aspects of the 28th Annual Citrus Harvest Festival.

1. Entertainment – Board Member, Patrick Sandford
  - Festival Honoree – At the last meeting Member Sandford asked to bring back the discussion of adding a second honoree (Pamela Miller) for consideration.
2. Car Show – Board Member, Jeff Staggs
3. Home & Walking Tour – Board Member, Gail Shelton
4. Marketing – Board Member, Hugh Walker
  - Direct Staff to provide what information should be provided on the 4x10 banner along Base Line at Showcase Auto Glass.

5. Vendors – Vice Chair, Pamela Bible

- Discuss the proposed activity vendor, N Style Entertainment & Rentals (Go Karts), including proposed locations, applicable fees, and potential interactions with other activity vendors. Provide direction to staff on how to proceed.
- As of January 12, 2026, the table below summarizes vendor applications received by category. Vendor names are provided in Attachment 8.

Food Vendors - 13
Historic Demonstrators - 2
Sponsors - 1
Direct Sales - 13
Government - 1
Non-Profit - 3

**Attachments:**

1. 2026 CHF Contests
2. 2026 Draft CHF Entertainment Schedule
3. 2026 Budget
4. Map of 2025 Citrus Harvest Festival
5. List of Prior Festival Honorees
6. List of Prior Good Neighbor Award Recipients
7. N Style Entertainment & Rentals Proposal
8. List of Received Vendor Applications

# **ATTACHMENT 1**

2026 CHF Contests

CONTEST	CATAGORIES	NO. WINNER (TOTAL)	PRIZE
<b>COLORING</b>	Pre-5 & K	1 <sup>st</sup> , 2 <sup>nd</sup> , & 3 <sup>rd</sup> place for each grade (2x3 = 6 total)	Ribbon & Prizes for all (6)
<b>POETRY</b>	Grades 1-3	1 <sup>st</sup> , 2 <sup>nd</sup> , & 3 <sup>rd</sup> place for each grade (3x3 = 9 total)	Ribbon & Prizes for all (9)
<b>CITRUS LABEL</b>	Grades 4-12	1 <sup>st</sup> , 2 <sup>nd</sup> , & 3 <sup>rd</sup> place for each grade (9x3 = 27 total)	Ribbon & Prizes for all (27)
<b>BAKING</b>	1. Cake/Cupcake/Bread/Muffin 2. Cookie/Bar 3. Pie/Tart 4. Jam/Jelly	Adults – 1 <sup>st</sup> , 2 <sup>nd</sup> , & 3 <sup>rd</sup> place for each category (12 total) Kids – 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> (No Jams) (9 total)	Ribbon for all (21) Prizes for 1 <sup>st</sup> place only
<b>GOOD NEIGHBOR AWARD</b>	1-Best Landscaping 1-Best Restoration	(2 total)	Plaques (2)
<b>UGLY DOG</b>	1-Ugliest	1 <sup>st</sup> place, 2 <sup>nd</sup> & 3 <sup>rd</sup> (3 total)	Ribbons (3)
<b>PIE EATING</b>	1 – ages 5-11 1 – ages 12-18	1 <sup>st</sup> place (2 total)	Ribbons (2)

## **ATTACHMENT 2**

2026 Draft CHF Entertainment Schedule

# DRAFT EVENT SCHEDULE

## 2026 HIGHLAND CITRUS HARVEST FESTIVAL

10:10 am TBD

10:50 am TBD

[11:00 am Aztec Dancers performing at Main Street & Palm Avenue]

11:20 am Baking Contest Winners Announced

11:30 am Art Contests. Coloring, Poetry, Citrus Label Winners Announced

11:50 am Highland Music Company

12:30 pm Presentation of Festival Honoree – Brett Waterman

12:45 pm Highland Music Company

1:30 pm Best Neighbor Awards Announced

\* Best Historic District Landscaping Restoration – 27281 Main St.

\* Best Historic Home Restoration – 27214 Main St.

1:45 pm Car Show Trophies Awarded

2:00 pm Ugly Dog Contest

2:15 pm Pie Eating Contest

2:30 pm TBD

## **ATTACHMENT 3**

2026 Budget

## 2026 CHF Budget

Item/Description	2026 Budget	Received
Advertising - Redlands Daily Facts / SB Sun	1,250.00	
Advertising - East Highlands Ranch Newsletter	700.00	
'Peach Jar' School District Electronic Newsletter	-	
Hot 103.9 Radio Advertisement	-	
<b>Facebook/Instagram Meta Ads Manager</b>	1,000.00	
Historic Demonstrators/Exhibitors (5 x \$200 ea) (2 x \$300 WAPA/ Heritage Hills)	1,750.00	
Entertainment DJ & MC	1,700.00	
Citrus Valley Music Boosters & Beattie Middle School	500.00	
Balloons street decorations	1,250.00	
Insurance	1,800.00	
Hanging Banner - West end of town (new)	250.00	
Street Banner over Base Line (date modification) (replacement banner)	1,200.00	
Portable toilets - add wash stations to all 4 locations for 2026 CHF	2,000.00	
Posters Boards, Flyers, print marketing materials	300.00	
Mobile Stage (rental)	1,420.00	
Paper materials, copying, postage	250.00	
Tables w/ umbrella & chairs for food court & stage area	900.00	
Signs for parking & festival activities	-	
Contest ribbons (126) & Plaques (1 Honorees + 2 Home Restoration)	550.00	
Kid's activities	400.00	
Miscellaneous supplies	500.00	
Staff shirts (2 x \$25)	-	
Contest materials	300.00	
Car show dash plaques	700.00	

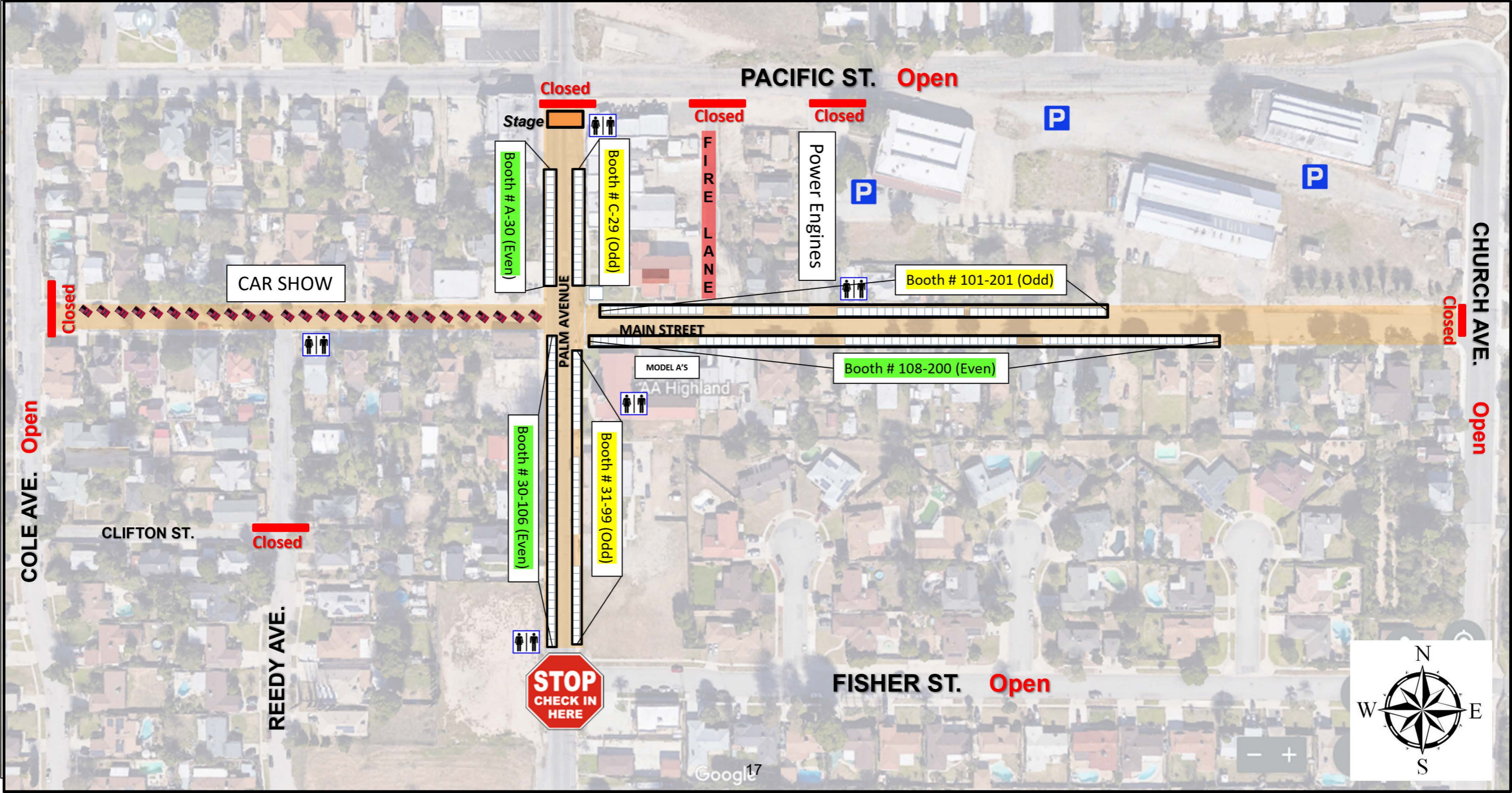
**TOTAL \$ 18,720.00**

Festival Revenue	Projected	Received
Sponsorship	12000.00	
Retail vendor Booth spaces	3500.00	
Food vendor booth spaces	3500.00	

**TOTAL \$ 19,000.00**

## **ATTACHMENT 4**

Map of 2025 Citrus Harvest Festival



PACIFIC ST. **Open**

**Closed**

**Closed**

**Closed**

Stage

Booth # A-30 (Even)

Booth # C-29 (Odd)

FIRE LANE

Power Engines

Booth # 101-201 (Odd)

CAR SHOW

**Closed**

**Closed**

MAIN STREET

Booth # 108-200 (Even)

MODEL A'S

Booth # 30-106 (Even)

Booth # 31-99 (Odd)

CLIFTON ST.

**Closed**

COLE AVE. **Open**

CHURCH AVE. **Open**

REEDY AVE.

**STOP**  
CHECK IN  
HERE

FISHER ST. **Open**



## **ATTACHMENT 5**

List of Prior Festival Honorees

# Citrus Harvest Festival Honorees

- 2004 Kay Beattie
- 2005 Kim Clinton Adams Wilson
- 2006 Jo Meade
- 2007 Rick Hartmann
- 2008 Don & Elizabeth Kiel
- 2009 Bill Calvert
- 2010 George & Pauline Murillo
- 2011 Bud & Margaret Wright
- 2012 Laurie Frymire, Dennis Johnson, & Ross Jones
- 2013 Arnott Family
- 2014 Kim Stater (**Chamber Sponsored Festival**)
- 2015 Charles Kiel (**Chamber Sponsored Festival**)
- 2016 Nancy Alexander
- 2017 Charles Roberts
- 2018 Jodi Scott & Margaret Hill
- 2019 Curtis Allen
- 2022 San Manuel Band of Mission Indians
- 2023 Sam Racadio & Highland Community News (Hector Hernandez)
- 2024 Pamela Bible
- 2025 Bauer Pottery – Janek Boniecki
- 2026 Brett Waterman

## **ATTACHMENT 6**

List of Prior Good Neighbor Award Recipients

## Good Neighbor Award Winners

2022

- Most improved landscaping – Pythian
- Most improved property – Highland Community Cross Church

2023

- Best Exterior Restoration – Highland Community Cross Church
- Best Exterior Restoration – 27180 Pacific Street
- Best Landscaping – Highland Baptist Temple
- Best Landscaping – 27417 Main Street

2024

- Best Landscaping – 6986 Church Ave.
- Best Exterior Restoration – Shorty's Garage – 6905 Palm Ave.

2025

- Best Landscaping - 27206 Nona
- Best Exterior Restoration - 6676 Cole Ave.

2026

- Best Landscaping – 27281 Main St.
- Best Exterior Restoration – 27214 Main St.

## ATTACHMENT 7

N Style Entertainment & Rentals proposal

# ATTRACTION PROPOSAL FOR FESTIVALS & COMMUNITY EVENTS

A high-energy, pedal-powered attraction that keeps families on-site longer, drives repeat rides, and plugs directly into your 25% of gross sales vendor model.



**SCAN ME**



**PHONE :**

(888) 495-4332



**WEBSITE :**

www.allnstyle.com



**ADDRESS :**

Moreno Valley, CA 92555



info@allnstyle.com

# OUR STORY: FROM DRIVEWAY IDEA TO FAIR ATTRACTION

# 02



## ABOUT N STYLE ENTERTAINMENT

N Style Entertainment began with one simple goal — getting my kids off their iPads and outside making new memories.

What started as a few pedal go-karts in the driveway has grown into a fully mobile attraction that now appears at schools, shopping centers, and community events across the Inland Empire. We specialize in creating experiences where fun, family, and real-world learning all come together.

Today, N Style offers a turn-key go-kart track that fairs can plug into existing programming. We handle setup, staffing, safety, and operations — so your team can focus on the bigger picture while guests create unforgettable moments on our track.

## MISSION STATEMENT

To blend entertainment and opportunity. Through interactive, well-run attractions, we help families create memories, teach kids confidence and decision-making, and show communities that big ideas can start small.

[WWW.ALLNSTYLE.COM](http://WWW.ALLNSTYLE.COM)

# ATTRACTION OVERVIEW: FAMILY GO-KART EXPERIENCE

**“PLAY. LEARN. EARN.” — THE N STYLE BOOTH EXPERIENCE**

Our attraction is a pedal-powered go-kart track designed for riders ages 3 Plus. It’s a safe, visually engaging activity that brings out the competitive fun in both kids and adults, making it a perfect fit for fairs, festivals, and large community events.

**50 X 100 FEET**

**WHAT GUESTS EXPERIENCE**



## **REAL GO-KARTS, KID-SIZED THRILLS**

Children ride four-wheeled pedal go-karts on a defined track, feeling the excitement of driving in a safe, controlled space.

## **TIMED RIDE SESSIONS**

Riders enjoy 5–10 minute sessions (or fair-customized timing), keeping the line moving and maximizing throughput.

## **FAMILY-FRIENDLY VIEWING AREA**

Parents can watch from the sideline, take photos, and share on social media — extending your fair’s visibility.

## **GLOW & NIGHTTIME APPEAL**

Under lights, the track becomes a bright, high-visibility feature that draws guests deeper into the fair and keeps them longer after dark.

*N Style  
Entertainment*

**03**

# OPERATIONS & SAFETY: TURN-KEY & FULLY STAFFED



## SAFETY MEASURES

- Non-Motorized Pedal Karts – No engines, no emissions, low speed, high control.
- Inflatable or Barriercd Track – Contains riders within a defined path with buffer zones.

## CLEAR RIDER RULES

Height/age guidelines, one rider per kart, no bumping, and mandatory listening to instructions before every ride.

## SAFETY MEASURES

- Helmets & Safety Gear – Provided for appropriate age groups as needed.
- Controlled Capacity – A set number of karts per session to maintain safe spacing.

## NON-MOTORIZED - NO EMISSIONS - NO ENGINE NOISE



## INSURANCE & COMPLIANCE

- General liability coverage in place
- We are able to list any event, venue, or organizing entity as an additional insured upon request.
- Prepared to meet fair safety inspections and on-site guidelines



Every ride and every moment on the track reflects our commitment to safety, fun, and smooth operations. We keep things moving seamlessly so guests enjoy a stress-free experience from start to finish.

# 04

# SPACE, POWER & SETUP REQUIREMENTS

# 05

## SPACE OPTIONS

Our attraction is modular and flexible. We can adapt to your available footprint while maintaining safe guest flow.

- Standard Track Footprint: approx. **30' x 60'**
- Expanded Track Footprint: approx **50' x 100'** for higher throughput
- **Not including:** staging/queue area, ticket/check-in station, and staff space.

30 x 60 FT



50 x 100 FT



### SURFACE & ACCESS

- Flat asphalt, concrete, or similar hard surface is ideal
- Nearby vehicle access for load-in/load-out of karts, fencing, and track equipment
- Ability to secure area overnight if multi-day

### POWER NEEDS

- 1–2 standard 110V outlets for blowers (if inflatable track is used)
- Power for lighting if operating after dark
- Power for point-of-sale (Square terminal, tablet, etc.) or we can use battery backup if needed
- A generator can be used if power is not available



# REVENUE SHARE UNDER YOUR 25% GROSS SALES MODEL

# 06

We are prepared to operate under a 25% of gross sales + deposit structure, consistent with the revenue-share models commonly used for attractions, concessions, and ride vendors. This approach creates a simple, transparent partnership where your event earns directly from guest participation.



## HOW IT WORKS WITH N STYLE

- N Style manages all ticketing, pricing, and transactions.
- All ride sales are processed through our POS system (Square), which generates accurate, exportable reports for settlement.
- At the end of the event, we provide a full breakdown of total gross ride revenue.
- We pay the fair 25% of total gross sales, calculated before expenses.
- Any required security deposit can be paid upfront and handled per your standard vendor policy.

This model ensures the fair earns consistently while we deliver a high-impact family attraction with zero operational burden on your staff.

## EXAMPLE (FOR ILLUSTRATION ONLY)

- Total Gross Ride Sales: \$12,000
- Fair Share at 25%: \$3,000
- N Style covers all staffing, equipment, insurance, track setup, operations, and guest management.

This percentage-based approach rewards both partners and makes performance easy to track.

# PROVEN LIVE ACTIVATION: CHRISTMAS LIGHT FESTIVAL

RENT-RIDE  
REPEAT

## OUR GO-KART EXPERIENCE

PEDAL-PLAY  
SMILE

N-STYLE  
ENTERTAINMENT  
& RENTALS

STARTING AT  
JUST \$15



KIDS + ADULTS  
WELCOME



EASY TO RIDE



ADVENTURE  
READY



FAMILY  
FAVORITE

STARTING AT  
JUST \$15



888-495-4332



AT THE LAKE ELSINORE  
LIGHT FESTIVAL



WWW.ALLNSTYLE.COM

## A CURRENT FAMILY-FAVORITE ATTRACTION AT THE CHRISTMAS LIGHT FESTIVAL

N Style is currently operating as a featured attraction at a regional Christmas Light Festival at the Lake Elsinore Outlets. This ongoing activation demonstrates our ability to run a family attraction nightly over an extended period.

### EVENT SNAPSHOT

- Location: Lake Elsinore Outlets – Holiday Light Experience
- Operating Schedule: Evenings, approx. 5:30 PM – 10:30 PM
- Role: Official family go-kart attraction within the light festival
- Audience: Families with children, groups, and repeat local visitors

N STYLE ENTERTAINMENT & RENTALS

Nov 8 – Dec 31

RIDES START AT  
Just \$15

## PEDAL GO-KART FUN FOR ALL AGES

KIDS + ADULTS + SAFE + SUPERVISED  
**Festival Exclusive**

FOLLOW THE LIGHTS  
FIND THE TRACK!

WWW.ALLNSTYLE.COM  
INFO@ALLNSTYLE.COM  
(888) 495-4332

### WHAT THIS PROVES

- We can operate multiple hours per night for an extended run.
- We manage lines, safety, and guest flow during peak times.
- Our setup is visually appealing and integrates well into a larger themed environment.
- Parents and kids respond strongly — high repeat-ride behavior and positive feedback.

Come see us in action every weekend

07

# WHY N STYLE IS A GREAT FIT FOR ANY FESTIVALS AND COMMUNITY EVENTS

# 08



## BULLETED BENEFITS FOR THE FAIR:

### Family Magnet:

- A high-visibility attraction that appeals to kids and parents, encouraging longer stays and more spending on-site.

### No Noise / No Emissions:

- Pedal-powered karts keep things fun without engine noise or exhaust — ideal near food and family areas.

### Flexible Placement:

- Our modular setup can be sized to fit your available space while still looking full and inviting.

### Turn-Key & Insured:

- Your team doesn't need to hire staff, purchase equipment, or manage daily operations. We handle it.

### Aligned with Your Vendor Model:

- We operate under your **25% of gross sales + deposit framework**, with transparent reporting and simple settlement.

[WWW.ALLNSTYLE.COM](http://WWW.ALLNSTYLE.COM)

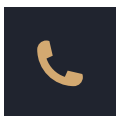


## LET'S BRING THE N STYLE TRACK TO YOUR EVENT

We would be honored to partner with your fair, festival, or community event as a featured family attraction. Our team is ready to meet your vendor requirements, adapt our layout to your grounds, and integrate into your existing revenue-share model.

## TO DISCUSS DATES, PLACEMENT, AND REQUIREMENTS, PLEASE CONTACT:

**DESMOND GREJARDO | FOUNDER, N STYLE  
ENTERTAINMENT & RENTALS**



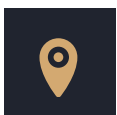
**PHONE :**

(888) 495-4332



**WEBSITE :**

[www.allnstyle.com](http://www.allnstyle.com)



**ADDRESS :**

Moreno Valley, CA 92555



[info@allnstyle.com](mailto:info@allnstyle.com)



## ATTACHMENT 8

List of Received Vendor Applications

Application Date	Business Name	Booth Type	Booths
12/16/2025	Monarcas Micro Bakery	Food	1
12/16/2025	Warm N' Fluffy	Food	1
12/17/2025	Bon's Peron	Direct sales	1
12/17/2025	Baobao	Food	1
12/18/2025	Madelynn Ryan Prints	Direct sales	1
12/18/2025	SB County Animal Care - Adoptions	Government	1
12/17/2025	Simply Marvelous	Direct Sales	1
12/17/2025	Bake Me Beautiful	Food	1
12/17/2025	The Rush Coffee Temecula	Food	1
12/17/2025	Good Mama's Health	Direct Sales	1
12/18/2025	Carl's Concessions	Food	1
12/26/2025	Shophia's Kitchen	Food	1
12/27/2025	Golden Bamboo	Food	1
12/29/2025	Rosales Mexican Food	Food	1
12/30/2025	Grace design	Direct Sales	2
12/18/2025	American Legion Post 421	Non-profit	1
1/1/2026	Karen's Krafts Korner	Direct Sales	1
1/6/2026	Doreen's Fashions	Direct sales	1
1/6/2026	California Experience - Rope Making	Historic Demonstrator	1
1/6/2026	California Experience - Pottery	Historic Demonstrator	1
1/6/2026	Steve's Bird Houses	Direct sales	2
1/3/2026	Pampered Chef	Direct Sales	1
1/5/2026	Institute for Public Strategies East Valley	Non-profit	1
1/6/2026	Sparkles by Staci	Direct Sales	1
1/7/2026	Dukes International Delight	food	1
1/7/2026	Woodcrafts	Direct Sales	1
1/7/2026	EVWD	Sponsor	3
1/8/2026	EF High School Exchange Year	Nonprofit	1
12/18/2025	The Alley Boba shop	Food	1
1/9/2026	Ramirez Art and Crafts	Direct sales	1
1/10/2026	Bridgee's Brittle	Food	1
1/10/2026	Spencer's Peanuts	Food	1
1/12/2026	Wrightwood Rocks	Direct sales	2
	<b>Food Vendors</b>		
	<b>Historic Demonstrators</b>		
	<b>Sponsor</b>		
	<b>Direct Sales</b>		
	<b>Government</b>		
	<b>Non-Profit</b>		



# Staff Report

## to the Historic & Cultural Preservation Board/Appeals Board

Agenda  
Item  
No.3.

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**Date:** January 15, 2026

**From:** Lawrence Mainez, Community Development Director

**Prepared By:** Angela Tafolla, Senior Planner

**Subject:** Certificate of Appropriateness No. 25-016 to allow removal, replacement, and repair of damaged exterior siding on a contributing single-family residence located within the Highland Historic District. The project also includes repainting of window trim and architectural accents.

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**Recommendation:**

1. Approve COA-25-016, for the rehabilitation of exterior siding and trim on the contributing Craftsman residence, subject to Conditions of Approval, and;
2. Adopt the Findings of Fact.

**Fiscal Impact:**

There is no fiscal impact to the City related to the subject proposal. The Applicant will be subject to the applicable Building & Safety permit fees for rehabilitation and repair of the siding.

**Public Notice:**

The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

**Background:**

**Environmental Review:**

This project is Categorically Exempt from environmental proceedings pursuant to Section 15331, Class 31, Historical Resource Restoration/Rehabilitation, of the California Environmental Quality Act (CEQA) Guidelines, since the repair, removal, and in-kind replacement of damaged exterior siding, along with repainting of trim, windows, and architectural accents on a contributing historic residence. The work is maintenance and rehabilitation in nature and will be completed in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

**Public Notice:**

As required by City Council Resolution, notice of the public meeting was posted at three (3) designated posting locations within the City. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site. No further notice is required.

**Public Comment:**

Staff has not received any public comments in response to the project notice at the time of preparing this staff report.

**Description of Site:**

The subject site is located on the north side of Main Street, between Palm Avenue and Reedy Avenue (Attachment 1). The 2001 Historic Architectural Survey (which updated the 1988 Historic Architectural Survey) lists the property as a contributing Craftsman residence which was constructed circa 1910. The two-story residence is ivory in color with red trim and is characterized by its use of natural materials, low-pitched gable-end roof, wide overhanging eaves with decorative supports, wood shake siding, and a partial-width decorative porch which spans the front of the Residence (Attachment 2). In addition, the house has a brown composition shingle roof.

The site also contains a detached approximately 514 square foot two-story accessory building which has been recently repaired and painted. The building may have originally been constructed as a carriage house and is currently used as storage and work space. It could accommodate a single vehicle.

**Background:**

In 2002, a previous property owner obtained approval from the Board (Certificate of Appropriateness No. 02-003) to reroof the existing residence.

In 2006, the previous property owner obtained approval from the Board (Certificate of Appropriateness No. 06-004) to replace balcony railing on the front of the residence and (Certificate of Appropriateness No. 06-005) to repaint the exterior of the residence.

In 2009, the previous property owner obtained approval from the Board (Certificate of Appropriateness No. 09-002) to reroof the detached garage and (Certificate of Appropriateness No. 09-003) to repaint the exterior of the residence.

In 2011, the previous property owner obtained approval from the Board (Certificate of Appropriateness No. 11-007) to convert a dilapidated patio on the rear of the residence to an approximately 168 square foot laundry room and bathroom, remove an existing approximately 184 square foot deck, and construct an approximately 264 square foot deck and stairway. In addition, building permits have been issued for mechanical and electrical upgrades which do not require approval by the Board.

In 2013, the previous property owner requested approval from the Board (Certificate of Appropriateness No. 13-004) for an expansion to an existing shared residential driveway on the basis of 'Reasonable Accommodations.' The Board denied the request and the property owner appealed the decision to the City Council. At the January 28, 2014, City Council meeting, the City Council upheld the Board's decision and denied the appeal.

In 2014, the previous property owner received approval from the Board (Certificate of Appropriateness No. 14-007) to install a ramp and gate from the driveway to the front porch and (Certificate of Appropriateness No. 14-008) to install photovoltaic (solar) on the main residence and detached garage.

In 2024, the applicant received approval from the Historic and Cultural Preservation Board (Certificate of Appropriateness No. 24-004) to reconstruct the detached carriage house and construct an approximately 240-square-foot, second-story, non-habitable storage addition. While construction has been completed, building permits have not yet been obtained.

### **Project Review/Analysis:**

The Craftsman residence, constructed circa 1910, is a contributing property within the Highland Historic District. The site also includes a 514-square-foot detached two-story accessory structure, originally built in the mid-1930s and recently reconstructed in 2025 under a previously approved Certificate of Appropriateness. Over the past two decades, the main residence has undergone intermittent maintenance, including repainting and minor repairs by previous property owners. The current proposal involves repairing and repainting the existing exterior wood shake siding, as well as replacing damaged materials with like-for-like substitutes that match in appearance and texture. The existing siding has experienced significant weathering and termite damage. These targeted repairs are intended to preserve the home's historic character, extend the life of its original materials, and prevent further deterioration.

### Existing Facades

The main structure features ivory-painted wood shake siding on all elevations, with deep red trim and Craftsman-style architectural detailing. The building retains its original form and proportions, including overhanging eaves with exposed rafters and decorative brackets, grouped wood-framed windows, and a cantilevered upper balcony. The photos provided (Attachment 2) show areas of deterioration throughout the siding, particularly near window frames, lower wall sections, and roof eaves where wood has warped, cracked, or separated due to weather exposure and termite damage. Despite these conditions, the structure retains a high level of integrity and historic character.

### Proposed Repair

The proposed exterior restoration and repairs include the removal of existing shake siding and adjacent trim, stripping the paint down to bare wood, and replacing any broken or missing pieces with new redwood or cedar shakes cut to match the original in size and pattern. Trim elements such as furring strips, flares, caps, brackets, and stop beads will be repaired or replaced in-kind where damage from rot or termite infestation has occurred.

Following repairs, the Applicant will re-install the repaired and new wood shakes and apply a marine-grade suspension-in-oil varnish with a semi-transparent amber finish that gives a weathered appearance. This artisan sealant includes natural oils and earth pigments designed to protect the wood from moisture and UV damage. All trim elements, including windows and architectural accents, will be painted using the previously approved color scheme used for the detached garage: Rust-Oleum's Hunter Green for trim and Diamond Brite's Walnut (#32600) for the eaves. Both are artisan enamel paints consistent with the Historic District's approved palette. These treatments are intended to preserve the structure's historic character while providing long-term protection against deterioration.

### Compliance with the Secretary of the Interior's Standards

The proposed exterior repairs to the main residence have been reviewed for consistency with the Secretary of the Interior's Standards for Rehabilitation, which allow necessary repairs and alterations that preserve character defining features, materials, and spatial relationships. The Standards emphasize retaining and repairing historic materials whenever feasible, and replacing them in-kind only when deterioration is too severe for repair.

In this case, the Applicant proposes targeted repairs to the wood shake siding and

architectural trim, which have been compromised by weather exposure and termite damage. In accordance with Standard 6, the applicant will replace only the deteriorated materials with new redwood or cedar that matches the original in composition, design, color, and texture. Distinctive trim elements such as brackets, flares, stop beads, and caps will be repaired or replaced in-kind, retaining the character of the building.

The work does not alter the structure's massing, form, or architectural expression, nor does it introduce conjectural elements. Instead, it prioritizes preservation of the original materials and detailing, extending the life of the historic fabric while maintaining the structure's contributing status within the Highland Historic District.

As such, Staff recommends approving the proposed rehabilitation project.

**Attachments:**

1. Aerial map
2. Photos
3. Garage Photos for Paint Color References
4. Project Description
5. Secretary of the Interior's Standards for Rehabilitation
6. Conditions of Approval
7. Findings of Fact

**ATTACHMENT 1**

Aerial Map



**ATTACHMENT 2**

Photos



2728







**ATTACHMENT 3**

Garage Photos for Paint Color References





**ATTACHMENT 4**

Project Description

## **27268 MAIN STREET, HIGHLAND, CALIFORNIA**

### **PROJECT DESCRIPTION**

- 1) REMOVE, REPAIR EXISTING SIDING AND REPLACE BROKEN, MISSING PIECES  
Separately remove all shakes and adjacent trim. Strip paint to bare wood. Cut new redwood/cedar shakes to replace alternative siding with standard siding (see garage façade as reference).
- 2) TREAT TERMITE DAMAGE.  
Replace damaged by insects and rot furring strips, flares, caps, brackets and trim.
- 3) PAINT ARCHITECTURAL ELEMENTS IN AGREED COLORS  
Paint windows, trim and architectural accents in a manner as the garage (see pictures). Same earlier approved colors. Equivalent to Rust Oleum's hunter green.  
Eaves – Diamond Brite's Walnut.  
Both artisan suspension-in-oil enamels. Mixed on-site prior to application.
- 4) RE-INSTALL SIDING  
Install repaired and new shakes. Apply multiple coats of suspension-in-oil sealant to entire siding at once. Snow cabin/marine grade artisan varnish is semi-transparent amber in color with weathered appearance. Ingredients: A mixture of boiled linseed, tung, walnut oils with burnt umber, metal carbonates and oxides. Finally, re-install stop beads and aprons

**ATTACHMENT 5**

Secretary of the Interior's Standards for Rehabilitation

## **The Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the rehabilitation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

The Secretary of the Interior's Standards for Treatment of Historic Properties apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects and districts. These Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Volume 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitled, "The Secretary of the Interior's Standards for Historic Preservation Projects."

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be used by anyone planning and undertaking work on historic properties, even if grant-in-aid funds are not being sought. It should be noted that another regulation, 36 CFR Part 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. The "Standards for Rehabilitation" cited in 36 CFR 67 should always be used when property owners are seeking certification for federal tax benefits.

### **Rehabilitation:**

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

### **Standards for Rehabilitation:**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*NOTE:*

*When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*

**ATTACHMENT 6**

Conditions of Approval

**CERTIFICATE OF APPROPRIATENESS  
CONDITIONS OF APPROVAL**

Date: January 15, 2026  
Applicant: William Lennick  
File/Index: COA-25-016  
Proposal: Certificate of Appropriateness No. 25-016 for the repair and restoration of exterior siding and trim on the contributing Craftsman residence.  
Location: 27268 Main Street, Highland. Assessor's Parcel No. 1191-471-41

The CERTIFICATE OF APPROPRIATENESS Application has been conditionally approved subject to compliance with the requirements as specified below:

1. This CERTIFICATE OF APPROPRIATENESS shall become null and void:
  - a. Unless all conditions have been complied with and occupancy or use of the land or existing structures authorized by Certificate of Appropriateness No. 25-016 has taken place within twelve (12) months after the approval of said Certificate of Appropriateness.
  - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance with the time limitation established in this Section, the Historic and Cultural Preservation Board may grant an Extension of Time for a period of not to exceed an additional twelve (12) months. Applications for an extension of time must set forth, in writing, the reasons for granting an extension, and shall be filed together with a fee as established by the City Council, with the Planning Division thirty (30) calendar days prior to the expiration of Certificate of Appropriateness No. 25-016.

NOTE:

All required on-site and off-site improvements, shall be completed and approved prior to final inspection of any building or structure.

The conditions listed below are continuing conditions; failure of the Applicant to comply with any/all conditions at any time, shall result in initiating revocation of the subject permit granted to use the property.

PLANNING CONDITIONS

2. The subject property shall be developed in accordance with materials by the Historic and Cultural Preservation Board on January 15, 2026, attached, and shall be in compliance with all conditions of approval contained herein.

3. Prior to the issuance of any permits, the Applicant/Owner of the property shall submit to the Planning Department written evidence of agreement with all conditions of this approval.
4. Certificate of Appropriateness No. 25-016 shall allow for the repair and restoration of exterior siding and trim on the contributing Craftsman residence.
5. All siding shall be sealed with a marine-grade semi-transparent amber varnish. Trim elements, including window trim, brackets, and architectural accents shall be painted Ruse-Oleum 'Hunter Green' (32300), and the eaves painted Diamond Brite 'Walnut' (32600).
  - a. All materials and work practices shall comply with applicable federal and state requirements, including the U.S. Environmental Protection Agency (EPA) Renovation, Repair and Painting (RRP) Rule and California Department of Public Health (CDPH) regulations related to lead-based paint and hazardous materials.
6. The owner/applicant shall obtain all required permits from the Planning and Building and Safety Divisions.
7. Revisions, modifications, and/or deletions to the approved materials shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Historic and Cultural Preservation Board.
8. In compliance with the Highland Municipal Code, the owner/applicant shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
9. The owner/applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
10. All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

**ATTACHMENT 7**

Findings of Fact

## **CERTIFICATE OF APPROPRIATENESS FINDINGS OF FACT**

Date: January 15, 2026

Applicant: William Lennick

File/Index: COA-25-016

Proposal: Certificate of Appropriateness No. 25-016 for the repair and restoration of exterior siding and trim on the contributing Craftsman residence.

Location: 27268 Main Street, Highland. Assessor's Parcel No. 1191-471-41

The Historic and Cultural Preservation Board shall make the following Findings of Fact prior to approval of the application:

1. With regard to a designated resource, the proposed work will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

The residence has been listed as a contributor to the Historic District within the 2001 Historic Architectural Survey (which updated the 1988 Historic Architectural Survey). The two-story Craftsman residence is ivory in color with white trim and is characterized by its use of natural materials, low-pitched gable-end roof, wide overhanging eaves with decorative supports, wood shingle siding, and a partial-width decorative porch which spans the front of the residence. The proposed rehabilitation of the existing residential structure exterior materials will follow the Secretary of the Interior's guidelines for historic preservation. The design, materials, and scale of the proposed work are consistent with the historical character of the property, ensuring the preservation of its architectural integrity.

2. With regard to any property located within a Historic District, the proposed work conforms to the prescriptive standards and design guidelines for the District adopted by the Board and does not adversely affect the character of the district.

The proposed work meets the prescriptive standards and design guidelines adopted by the Board for properties located within the Highland Historic District and will not adversely affect the character of the district. The rehabilitation of the residence's exterior materials is consistent with the Secretary of the Interior's Standards for Rehabilitation, which permit alterations that preserve historic materials, features, and spatial relationships. The project retains and repairs original materials where feasible, and replaces damaged elements with in-kind materials and historically appropriate colors, consistent with the detached garage and the Historic District's approved palette. These actions ensure the property's architectural integrity is maintained without compromising its contributing historic character.

3. In the case of construction of a new improvement, addition, building, or structure upon a designated cultural resource site, the use and exterior of such improvements will not

adversely affect and will be compatible with the use and exterior or existing designated cultural resources, improvements, buildings, natural features, and structures on said site.

The proposed rehabilitation of the exterior materials on the historic residential structure will not alter the residence's architectural character. The repair and maintenance work will preserve the original building's proportions, scale, and character-defining features, ensuring visual harmony with its historic context. By rehabilitating and replacing only damaged materials with in-kind components, the project supports the long-term preservation of the structure's architectural integrity. The thoughtful selection of historically appropriate colors and materials will complement the existing features and enhance the property's historic character without causing any adverse effects to the designated cultural resource site.