

Garlick, Delanie

From: "G <jaimegrogan@verizon.net>
Sent: Monday, February 9, 2026 12:13 PM
To: Garlick, Delanie
Subject: Mavericks Oasis Road

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Project Title: Mavericks Oasis Road

Case Number: PROJ-2024-00030

Appeal Number: PAPL-2025-00007

There are many reasons why the "Truck Stop" should NOT be approved in Pinon Hills:

1. The "Students" at *Pinon Hills Elementary School* will be in a dangerous position once the semi-trucks and increased traffic start using "Oasis Road to travel from Highway 18 to Highway 138" to get fuel and gas from the Maverik Truck Stop.

2. The students cross Oasis Road at the corner of Mono Road. They will be at a "High Risk" of being hit by a semi-truck or other increased traffic vehicles.

3. The Pinon Hills Elementary School playground extends to the edge of Oasis Road, which means the students will be subject to fumes from the semi-trucks and other types of vehicles that will probably be using Oasis Road to travel to the Maverik Truck Stop.

4. Pinon Hills Residents will also be exposed to the fumes from the semi-trucks and the additional traffic using Oasis Road.

5. The additional noise from the increased traffic will disturb students at Pinon Hills Elementary School and the residents who live in Pinon Hills. The traffic will be using Oasis Road at an increased rate during the day and during the night. The increased traffic will also disturb residents during the night, and early morning hours. This community now has a very quiet environment, and we would like to keep it that way.

6. The Truck Stop would also "Increase the Cost of Living" in Pinon Hills. How will that affect the residents?

7. We live in a very safe community. Will the Truck Stop destroy our safety???

Pinon Hills is a wonderful rural community, and is a great community to raise children. I have never lived in a community where there so many respectful residents who are more like friends and/or family.

Would the Maverik Truck Stop in Pinon Hills have six automobile fueling islands (four pumps per island) located under an approximately 10,000 square foot fueling canopy, and a separate 5,000 square foot commercial diesel truck canopy containing eight fueling islands, with nine one-way access lanes as there are in Victorville?

To summarize: I don't understand why the County would allow a business to destroy a wonderful rural community, and to put students and residents at health and death risks from fumes, and extreme amounts of traffic. A truck stop would probably be in a better physical position if it were located in a large city.

Respectfully,

Janet J. Grogan
11176 Ponderosa Road
Pinon Hills, CA 92372

Delanie Garlick

From: Deborah McAfee <demcafee6@gmail.com>
Sent: Saturday, February 7, 2026 3:04 PM
To: Delanie Garlick
Subject: Opposition to Project -2024-00030 Mavericks Oasis Road

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Project Title: Mavericks Oasis Road (aka Maverik)

Case Number: PROJ-2024-00030

Appeal Number: PAPL-2025-00007

Dear Ms. Garlick,

I am writing to express my OPPOSITION to this project. I believe approval of this project will be terrible for the community of Pinon Hills. It will negatively impact the natural and rural look and feel of the neighborhood. Most of the residents of Pinon Hills moved here because the community is rural. In fact, the rural nature of this area is what attracts folks to move here. There are many other nearby neighborhoods that are more developed and have services like the proposed Maverik Station. We the community, want Pinon Hills to stay rural. The proposed project will be a blight on the community and will not benefit the community or promote a sense of community.

The primary beneficiaries of the project will be a Utah Corporation and truckers passing through. There is NO NEED for these specific services in this community. There are already 2 gas stations in the community, one within ½ mile and the other within 3 miles. Both existing stations have excellent mini marts attached. In addition, there is a dollar store about ½ mile from the proposed location. Phelan, which is 5 miles east, is the primary shopping area of this community. The only grocery store in the neighborhood is there along with 2 other gas stations and several restaurants. Everyone living in Pinon Hills drives into Phelan to go shopping so again there is no need for this project to exist.

I am also concerned about all the points submitted in the Appeal, which include but are not limited to: Traffic, Crime, Pollution, Safety, Light Pollution, etc. Please see the points listed in the Appeal.

I would like to draw your attention to the San Bernardino Countywide Plan, Phelan/Pinon Hills Action Guide which was adopted by the San Bernardino County Supervisors.

The introduction says:

Phelan Piñon Hills has a strong sense of community identity. Phelan Piñon Hills values the preservation of the natural equestrian environment and the **safe small-town community feel**, with unhindered views and the **cooperation of a rural community to guide its own future**. The community strives to **preserve the natural environment and small-town feel**, make needed infrastructure improvements, and build upon local decision-making processes.

Pages 12-14 are below:

Values Statement

The Values are those shared assets, principles, standards, mores, and in the judgement of the community, what is important in the lives of its residents and businesses. A community's values are an important consideration in shaping its aspirations, focus and actions.

As a community we value:

Proximity to Nature. Phelan Piñon Hills residents **value the community's open space and the close proximity to nature.**

Agricultural Roots. Phelan Piñon Hills residents value the historic roots and continued practices of animal keeping, gardening, and agriculture within the community.

Unhindered Views. Phelan Piñon Hills residents value **unhindered views of sunsets and the stars.**

Health and Safety. Phelan Piñon Hills residents value **community safety, health, and the peaceful nature of the area.**

Community Culture. Phelan Piñon Hills residents value the friendliness, independence, and cooperation of **a rural community that guides its own future.**

Aspirations Statement

The Aspirations Statement is a written narrative illustrating how the community desired look and function once the Community Focus Statements and Action Statements are accomplished. This is a long term view of 10 to 20 years. The Aspirations Statement serves as a foundation for developing Community Focus Statements and Action Statements.

In the Phelan Piñon Hills, we aspire to have:

Preservation of the Natural Environment

The rural natural environment is one of the unique and defining characteristics of our community, and programs are in place to ensure it is preserved for the enjoyment of future generations. Local community organizations organize cleanup and educational programs focused on teaching homeowners and visitors how to properly respect the surrounding environment.

Small-Town Community Feel

Our community enjoys a variety of annual community events organized by local businesses and organizations that bring the community together and help us to continue to build a sense of pride in the Phelan and Piñon Hills areas. **We enjoy the small-town community feel of the area and safeguard it through adoption of design guidelines to ensure that future development will continue to enhance the local community culture.**

Community Safety

Phelan and Piñon Hills residents coordinate with the San Bernardino County Sheriff's Department to organize training sessions on issues concerning safety in the area. Community members created educational materials in coordination with the County Code Enforcement Division on identifying and

notifying potential code enforcement issues to create a cleaner and safer community. Infrastructure Improvements

Phelan and Piñon Hills support minor infrastructure improvements in order to improve the quality of life for residents and visitors. A local committee provides input on all improvements, including street paving, sidewalks, and recreational trails. **The committee's primary responsibility is to ensure that all improvements are in keeping with the rural feel of the community.** The infrastructure enhancements, while minimal, have improved safety and accessibility throughout the community.

Local Decision-Making

Our community collaborates with the County of San Bernardino Land Use Services Department and develops educational materials to help residents to understand the opportunities to provide meaningful input in many of the decision-making processes within the communities. This practice results in projects that are welcomed as part of the community and fosters a better relationship between the community and the County. Additionally, Phelan and Piñon Hills residents feel a greater sense of local guidance in matters that impact their day-to-day lives.

I hope you will carefully read the above excerpts from the Countywide Plan. The approval of this project is not in line with the guidelines included in this plan. There is nothing about this project that enhances the rural feel of the community, it does not promote the safety, health and peaceful nature of the rural community, and the design does not enhance the local community culture or rural feel of the area.

Ann Hale and I have met with at least 300 residents in the community, we have had a community meeting at a local restaurant, hung out near the post office which is going to be directly impacted by this and spoke to many residents as they were picking up their mail and talked to many parents picking up their children near the Pinon Hills Elementary School. My guess is that 80-90% of these folks are OPPOSED to this project. We the residents of Pinon Hills do NOT welcome this project. We are begging you to respect the wishes of the members of the community that will be most impacted by this project and deny the permit.

Below I have attached several photos of the proposed location and following those photos are photos of the existing Maverik Station in Victorville. As you can see this proposed Maverik Station does NOT enhance the area, it does NOT protect the rural feel or create community in Pinon Hills.

Please note this proposed location is adjacent to several residential homes including one that is directly across from the entrance/exit on Buckthorn. This project will essentially destroy that homeowner's ability to enjoy her home and property. Please also note this project is near the Pinon Hills park, where children play, the Pinon Hills Community Center and Senior Center. This is completely unacceptable.

We are not opposed to business growth in the community; we just want businesses that are locally owned and businesses that create community. This is our community and I hope you listen to our voices. Our voices should matter more than the voice of an out of state corporate entity that has ZERO vested interest in making this community a better place to live and raise a family.

Please DENY the permit for the Core States Group and Maverik Station. Please protect our rural community.

Thank you,

Debbie McAfee

760.315.0947

www.debbiemcafee.com

Instagram: debbiemcafeeart











Garlick, Delanie

From: Nicole Thomas <thomasgal13@yahoo.com>
Sent: Monday, January 26, 2026 7:56 PM
To: Garlick, Delanie
Subject: Appeal to Project Title: Mavericks Oasis Road (aka Maverik)

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Dear Delanie Garlick,

My name is Nicole Thomas and I live in Pinon Hills where the new Land Use Decision to build a Mavericks gas station is to be constructed. This specific project is:

Project Title: Mavericks Oasis Road (aka Maverik)
Case Number: PROJ-2024-00030
Appeal Number: PAPL-2025-00007

I am writing to appeal this decision for a variety of reasons. First, the traffic not only on 138, but also on surrounding neighborhood streets will be directly impacted. During the peak times, we already get cars using our neighborhood streets to bypass the standstill traffic coming from Llano to Oasis Road. Creating more traffic with another gas station and not widening 138, seems like a disservice to the community. I will also not appreciate the added time it will take for me to get my mail during the week. I like my small community life and do not want to feel like I am in the big city to do my daily normal activities. My family will also be impacted by the extra traffic because my child takes the bus to get to school. Our district does a great job getting our students to school on time and this new addition to our community will affect this.

Second, to add to the bus concern, safety comes directly to mind. My child has to walk to their stop and wait along a neighborhood street, as well as return home in the same fashion. When traffic is now directed onto their route.....I am fearful for the unimaginable with more car traffic. Safety also comes to mind with how the entry and exit for this new construction will be. One way in and one way out will back up things even more because on a one lane road there is no way to go around.

Third, we are a rural community and want to stay that way. We already have two gas stations with convenience stores and a Dollar General. This is enough light and noise pollution to our community. I enjoy the peaceful nights being able to see the stars. I do not want to hear traffic and have my star viewing disrupted.

Lastly, due to traffic, safety, and keeping our community small and rural I urge you to appeal this decision to build the Mavericks gas station.

Thank you for your time,

Nicole Thomas

Garlick, Delanie

From: cheryl rhoden <rhodencccc@yahoo.com>
Sent: Monday, February 9, 2026 4:35 PM
To: Garlick, Delanie
Subject: Fw: Planning Commission Appeal PROJ-2024-00030

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February 9, 2026

VIA EMAIL

Cheryl D. Rhoden
P.O. 720234
Pinon Hills, CA. 92372

Honorable Commissioners
Planning Commission
County of San Bernardino
385 North Arrowhead Ave.
San Bernardino, CA 92415

Attn: Delanie Garlick

Re: APN 3067-051-29-0000
PAPL - 2025 - 00007
PROJ-2024-00030

Dear Commissioners:

I write to express my opposition to the granting of a Minor Use Permit for a Maverik's gas station/fuel stop on the corner of CA Highway 138 and Oasis Road in Pinon Hills and in support of the appeal. The construction of this project will intrude on the quiet enjoyment of the surrounding neighborhood which is zoned "Rural Living." The intrusion of noise, traffic, lights, and a 24/7 gas station/store will have negative impacts on our rural/highway adjacent community.

There are already two gas stations with stores within a short distance of the proposed project. Both have a negative impact and intrude into the surrounding neighborhood. Our small community does not need a third such project with its expanded operation. In particular, the inclusion of services for commercial vehicles (Big Rigs) will have a pronounced impact

I draw your attention to the specific declarations of the Negative Declaration:

1) The fuel bays for the proposed Big Rigs are located on the residential/north side of the property. Sound level impacts are represented to be in the 35-45db range A Big Rig starting up falls within the 75-90db range depending on the model. This community is on a slope that rises quickly. Sound is magnified and does not have the same decrease over distance as used for the Negative Declaration model. The neighborhood will be impacted every time a Big Rig starts up. Damage to hearing occurs starting at 85db. For that reason, the county code limits noise intrusion to 45-55db for residential neighborhoods. Noise insults are cumulative. The constant 24/7 impact of over 85db will damage hearing.

2) The MUP requires compliance with San Bernardino County's "Dark Sky" ordinance. The mitigation requires that the lighting not impede traffic/drivers. Nowhere does it require that light intrusion on the adjacent rural living neighborhoods be mitigated. The properties south of the project are on a slope. The 24/7 operation will be visible from the properties above it - regardless of the lighting it installs on its property.

3) The Transportation Study for the Negative Declaration identifies Oasis Road north of Highway 138 to Highway 18 as a "major highway." Regardless of its designation it is a residential neighborhood with an elementary school. Truck traffic traveling west on Highway 18 will divert down Oasis to reach the proposed Maverik's. Likewise, truck traffic traveling east on 138 will use Oasis to return to Highway 18 when using Maverik's.

The traffic light at 138/Oasis is at LOC C capacity and is a 3-way light with existing traffic. A long backup occurs for traffic traveling east in peak evening hours. The addition of this project will exacerbate that traffic condition. It will also dramatically impede ingress and egress to the U.S. Post Office on the southeast side of Oasis and Highway 138.

We are a rural community with low density. We are also an equestrian and other farm animal community. Our values, as reflected in the Community Plan for the General Plan, are to maintain a rural lifestyle. We would "roll our sidewalks up" if we had sidewalks. We have more churches than bars or restaurants. Most of us live on dirt roads and want to keep it that way.

A gas station in our zoning requires a Minor Use Permit precisely because the county code recognizes there is a negative impact on residential neighborhoods for this type of use This project is immediately adjacent to a residential neighborhood and to add insult to injury the most intrusive part of it - Big Rig servicing - is on the residential side. There is no way to mitigate that impact. We already have two such uses within a short distance and do not need another.

I urge you to uphold the appeal and deny the Minor Use Permit.

Sincerely,
Cheryl D. Rhoden

Garlick, Delanie

From: lupe1213@verizon.net
Sent: Monday, February 2, 2026 6:07 PM
To: Garlick, Delanie
Subject: Maverick Refueling Center

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Ms Garlick

I am writing to you in reference of Maverick Refueling Center on how I'm opposed to having it built on SW corner of hwy 138 and Oasis rd. It will interfere with daily life of the residents of Pinon Hills. We are a rural area and my neighbors and myself would prefer to remain that way.

Too much traffic would cause congestion and possibly traffic accidents. When issues have arise on either side of hwy 138 the road Oasis has been used as a detour. Please take into consideration our opposition to it.

Sincerely
Maria G Sastre
Resident of Pinon Hills

[Sent from AOL on Android](#)

Garlick, Delanie

From: Tim Thomas <aliceandtimothy@gmail.com>
Sent: Saturday, February 7, 2026 4:04 PM
To: Garlick, Delanie
Subject: Comment on Maverik Truck & Auto Refueling Project

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Dear Ms.Garlick,

As an area resident I am opposed to the Maverik Truck & Auto Refueling Project(PROJ-2024-00030) being located on the Southwest corner of Oasis Road and CA-138, in Pinion Hills. Traffic in our area is already adversely impacting Quality of Life, and having a Truck stop right in the midst of our community is only going to make it worse. This stretch of HWY 138 is already a treacherous drive, and the school children have several bus stops along the way, the safety of the school children is going to be jeopardized with increased truck presence and maneuvering. Air pollution ,along with increased noise and lighting "pollution" are going to turn what is presently a pleasant rural community into an undesirable environment for residential inhabitants.

Please consider the well being of the residents of our community, as you carry out your decision making process.

Sincerely, ,

Timothy Thomas

Garlick, Delanie

From: Jaynie Thompson <bohowdy323@yahoo.com>
Sent: Wednesday, January 28, 2026 1:28 PM
To: Garlick, Delanie
Subject: Proposed Maverick Oasis Road Case # PROJ2024-00030

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As a long time resident of Pinon Hills, this proposed Maverick truck stop is detrimental to all life and the desert environment. The 138 hwy was deemed death highway by the old Readers Digest magazine. With over 35 makeshift crosses as tribute to those that paid with their lives. (Since torn down and removed.) There is an elementary school nearby and school busses that will be safety compromised. The local post office additional safety concern with increased semi truck traffic. This area is rural. Horses, cattle, sheep, goats all live here. The noise of the traffic is non stop. Our way of life is being taken away. If we wanted to live in the city we would move there. Please reconsider this atrocity of a truck stop. The local gas stations will be abandoned. The veterinarian office, Rodeo Cafe, and other businesses difficult to safely get to. More lives will be lost on an already crowded highway which is in great need of a signal at Mountain ave. Last weekend another life lost at that location. I vote NO and am asking any county supervisor to take a ride to Pinon Hills and look at the absolute chaos this will cause. Consider the school children, desert environment, wild life and residents. As a SBCO supervisor show the community of Pinon Hills that our welfare matters.
J. Thompson Pinon Hills resident.
J. Thompson.

Garlick, Delanie

From: Marcie Tomerlin <michatomerl@aol.com>
Sent: Tuesday, February 3, 2026 4:52 PM
To: Garlick, Delanie
Cc: COB - Internet E-Mail
Subject: Refueling Center on Oasis and Hwy. 138 written February 3, 2025

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From Marcie Sweeney-Tomerlin and Kenneth Michael Tomerlin@ 11561 Mountain Rd (Off Of Oasis) Pinon Hills, Ca. 92372. Michatomerl@aol.com; 1-760-954-9789.

I, along with many of the 3000+ Pinon Hills residents are very concerned and opposed to the proposed Maverick Truck Stop at Oasis and HWY 138. Besides all the other concerns that have been brought forward, Here are some of Ours.

1.Pinon Hill residents do not have their mail delivered to their homes. All residents have to go to the Post Office for mail. The Post Office is across the street of the proposed Maverick Truck Stop. Before there was a light at Oasis and 138, residents put their lives at risk just to get mail across 138 on Oasis. Placing a truck stop there will undo all the safety that the SB County put in place.

2.Trucks would leave HWY 18 and proceed up Oasis increasing the amount of Heavy truck traffic 8 times the present amount of traffic.

The SB County would need to put some sort of traffic light on Oasis and 18 to provide safety for the many residents who enter and leave Oasis to approach and leave their homes. You would also increase the danger to residents, who daily use Oasis to travel to work, which involve directions to the High Desert, San Bernardino, LA County, Palmdale and Lancaster. Excessive truck traffic will impede travel on 18, 138 and Oasis., all of which have an abnormal amount of accidents and 2 lane roads.

3. Oasis is the bus route for all Pinon Hills Children attending Elementary School, Middle School and High School. This includes 3 different bus times in the morning and 3 more routes for after school transportation. The bus route on Oasis is considered one of the longest and most time intensive bus routes that provides transportation for Snowline School District Students. Adding 8 times more truck traffic on Oasis will impede the safety of Snowline students both in waiting for a bus and in riding the bus.

4. There is Pinon Hills Elementary School along Oasis, about a mile and a half below Hwy 138 and Oasis. Extreme truck traffic will endanger the safety of both students and parents, who walk their children and drop their children at school. These traffic concerns have already been experienced when parts of 18 have been closed due to traffic accidents and flooding conditions. Even a small increase in truck traffic endangers the community.

5..I realize that San Bernardino Count is cheaper to build on, however, moving the truck stop further down 138 on the LA County line will provide greater safety because there is not as much specific and necessary on several other places located on 138 going towards Pear Blossom.

6. One of my most dreaded concerns is one that has not been mentioned. When, Pinon Hills was evacuated due to the Wrightwood fires cresting the Pinon Hills Mountain area, we watched the fire leaping towards the Post Office and our community. Having a truck stop at Oasis and 138 would only take one accident; one fuel leakage; one out of control fire that might start at the fuel station and you could wipe out Wrightwood and Pinon Hills in one swoop with the fire extending both ways, inclusive of the Pinon Hills Post Office and the Pinon Hills Elementary School and the children attending Pinon Hills Elementary.
7. When we return on 138 to Pinon Hills from the Hwy 14, there is often traffic backed almost to Pear Blossom and waiting for the light at Oasis. This is before an exponential addition of truck traffic, which has no easy access of turning onto and from the proposed Maverick truck stop on Oasis and 138.
8. Anytime, there are accidents and or fatalities on 138 in our area, this main passageway for travel is stopped for many hours with traffic going both ways.
9. Our Joshua trees are a protected resource in this area, with heavy fines for any removal. If there is 8 times the amount of traffic (1000+ to 8,000+ daily), there will be 8000 more fumes, pollution and spillage, which most likely will affect, children, adults and our Joshua Trees, inclusive of all the plant and animal life and Cactus Wrens that are facilitated by Joshua trees, which take decades and centuries of growth. Perhaps, before going further in the proposed Maverick Truck Stop, a comprehensive Environmental Study needs to be completed.
10. Please consider the concerns of the Pinon Hills Residents. Please also send representatives from the county to actually see what the community of concerned citizens are communicating and experience our traffic on 138 and what this Proposal for a Maverick Truck Stop at Hwy 138 and Oasis will create. Every life lost or injured with; every accident at this intersection, involving trucks and or cars will be partially your fault for not stopping a truck stop Oasis and Hwy 138. Please halt a very deadly proposal. Have you found any positive consequence that the truck stop would facilitate for the residents and environment of Pinon Hills? ????

Cordially Yours,
Marcie Sweeney-Tomerlin
and
Kenneth Michael Tomerlin