

Appeal to Land Use Decision of December 11, 2025

Project Title: Mavericks Oasis Road (aka Maverik)

Case Number: PROJ-2024-00030

Assessor Parcel Number: 3067-051-29

On December 11, 2025, the San Bernardino County Land Use Planning Division approved a Minor Use Permit to establish a new convenience store and fueling station. We are appealing that decision as property owners and residents in the vicinity.

Reasons for Appeal:

Traffic

- Oasis Road is the only way to access the Post Office. There are 3000+ box holders, 1600 visits per day on average (our area does not provide home mail delivery.) Adding Maverik's estimates of 2500 visits to the fueling center equals 4100 average daily trips.
- The Maverik driveway on Oasis Road is poorly planned, creating issues due to dirt roads to the south and Post Office access directly across the street. Oasis Road and Buckthorne Road are not through streets and there is no safe way for trucks or cars to turn around.
- Trucks turning right from Oasis Road onto Highway 138 (single eastbound lane) and slowly heading up the grade may cause more accidents than we already have due to frustrated vehicle drivers passing in the median or using the shoulder on the right.
- Increased truck and car traffic past Pinon Hills Elementary School on Oasis Road going to or from Highway 18. There are multiple Snowline School District bus stops on Oasis Road serving elementary, middle school and high school students on a staggered schedule.
- Traffic heading east on Highway 138 at the Oasis Road03 signal often backs up for approximately 3 miles during peak times.

Safety

- No fire station on Mountain Road (it was permanently closed in October 2023.)
- No nearby or rapid response law enforcement due to the wide coverage area and limited manpower of the Sheriff's Department

Lack of Benefit to the Local Community

- Direct competition with a well-established, local family-owned business (gas station and convenience store) that is 0.3 miles from the proposed project.
- Four existing fueling station options within 3.5 – 3.8 miles
- Dollar General store 0.1 miles from the proposed project
- The proposed project benefits an out-of-state corporation and trucks/vehicles from out of the area but doesn't benefit our rural, residential community.

Environmental Concerns

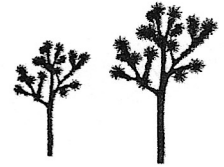
- Light pollution – we are under the Dark Sky Initiative for the desert/mountain areas of San Bernardino County
- Noise pollution
- Fumes and fuel tracking onto roads (Pinon Hills Elementary School is nine-tenths of a mile away)
- Community center including a children’s play area is 200’ away.
- The parcel contains several protected Joshua trees which are very sensitive to disturbance of habitat.

Proposed Remedy or Solution

- New traffic studies for Highway 138, Oasis Road, and the intersection of those roads
- Pave local roads to improve traffic circulation
- If there were to be commercial development here, it would be beneficial to have locally-owned small businesses that will improve quality of life for Pinon Hills residents without negatively impacting the character of our rural, residential community.
- Reopen Fire Station on Mountain Road
- Open Sheriff’s substation in Pinon Hills
- Widen Highway 138 to four lanes from Green Road to San Bernardino County line
- Extinguish outdoor lighting at 11 pm
- Denial of the Minor Use Permit for PROJ-2024-00030



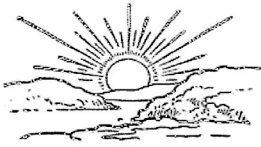
KEEP PINON HILLS RURAL!



STOP THE TRUCK STOP PROJECT!

We, the undersigned residents of Pinon Hills and environs, are demanding that the Mavericks project proposed for the corner of Highway 138 and Oasis Road be stopped. We value our quiet, rural surroundings as stated in the Phelan/Pinon Hills Community Action Guide compiled by San Bernardino County. "The community strives to preserve the natural environment and small-town feel, make needed infrastructure improvements, and build upon local decision-making processes." The Mavericks project does not follow these guidelines nor does the County's approval of the project. We are voicing our support of local, community-appropriate businesses that fit our rural surroundings and also our opposition to projects that do not add services or resources that we need.

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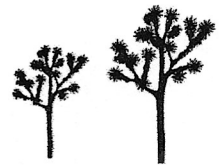
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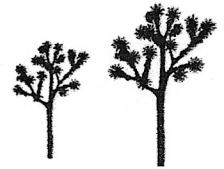
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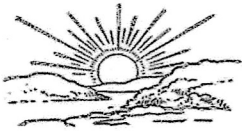
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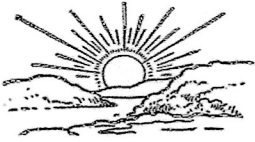
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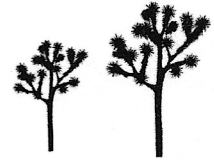
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