

David Mack

From: Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Sent: Tuesday, May 26, 2026 9:32 AM
To: David Mack
Subject: Fw: Project number PROJECT-2024-00030

From: Jim Jeffries <jimjeff00@icloud.com>
Sent: Friday, May 22, 2026 4:01 PM
To: Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Cc: COB - Internet E-Mail <COB@sbcounty.gov>
Subject: Project number PROJECT-2024-00030

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Hello, I'm sending you this email in support of the Maverik store project on Oasis Rd and 138 in Pinon Hills. Before I retired, I used to drive a truck all over the west, primarily hauling tankers loaded with hazardous materials, I only mentioned this to assure you that I took my position seriously. It has been my practice to seek out Maverik stations whenever possible on my routes. I always found them to be well lighted, staffed by friendly people. Maverik takes this very seriously and does there best to insure a positive experience for their clientele. The stores were always stocked with popular items at fair prices, the food available was always in good taste and also fairly priced. The "Keep Pinon Hills Rural" group that seems to be very busy coming up with reasons against this project do not speak for the majority of people in Pinon Hills. I see very little wrong with this project and a great deal good to come of it. Our community of Pinon Hills would benefit greatly to have a clean, well lighted place like a Maverik store in town, and I know a lot of people would like the opportunity to work there, instead of having to seek employment "down the hill". Thanks for your time, Jim Jeffries, Pinon Hills native for 30 plus years. My cell, if you would like to discuss this further is 760-210-0205. Good day to you.

Sent from Jim Jeffries

David Mack

From: Barbara Fredette <fredettebarbara@yahoo.com>
Sent: Tuesday, May 26, 2026 1:54 PM
To: David Mack
Subject: Case Number: PROJ-2024-00030 PAPL-2026-00002

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Board of Supervisors,

I am a home-owner and resident of Pinon Hills. My home is less than one mile from the approved construction site for the Maverik truck stop. I'm here today to ask you to reject this construction project specifically because the station will service large trucks. Given that over half of the property area, four of the pumping stations, and two of the three entrances are specifically designed for large commercial trucks, it is not unreasonable to expect that large trucks will comprise a large portion of the station's customers. The commercial property that has been proposed for the project is poorly suited for large truck access, and I believe will be extremely problematic, and unsafe not only for the Pinon Hills rural residential community, but also for the truck drivers and car drivers who will use the station.

The project was apparently approved without planning for the effect that the truck stop will have on the area immediately surrounding the station. Traffic on the surrounding roads, and the post office will be adversely affected. Planning would seem to involve these areas as well as the commercial property involved. However, approval of this projects demonstrates a lack of considerate planning. Here are specific reasons why I think that is so:

- The plans for the construction show that the truck stop has no direct access to Rt. 138, and instead proposes indirect access to Highway 138 via Oasis Road and Buckthorne Road. While Highway 138 meets state standards for STAA truck travel, neither Oasis Rd, nor Buckthorne Rd. meet these standards. Commercial truck use of these roads may even be in violation of AB98 and SB415. These local rural roads are non suited for STAA truck travel. Simply paving them between 138 and the station entrances will not make them suited and safe for large truck travel. The Maverik Corporation should have sought a better suited commercially zoned property, one that has CalTrans approved access to a designated truck route, thus ensuring safe and legal access to the station.
- In the Maverik project plan, Oasis Road serves not only as an entrance to the gas station, but also as an entrance to the Pinon Hills Post Office. Many residents of Pinon Hills have no mail delivery to their homes. Instead, 1880 households must retrieve their daily mail deliveries from PO Boxes located inside the Post Office. The Maverik company has proposed that traffic will run smoothly and safely on Oasis and Buckthorne roads, because CalTrans will post signal signage on Oasis Road, and also that the Post Office has agreed to alter their traffic flow through their parking lot and alter their entrance and exit. But, does any documented proof from CalTrans or the Pinon Hills Post Office exist to show that these precautions will occur? If such documents were not included in the proposal, then why was this project approved by the Planning Commission?

The current plan presents a dangerous traffic situation on Oasis Road for Pinon Hills residents, and for Maverik customers accessing the gas station. Surely there must be commercial ventures that are better suited for this commercial property. I realize that the site for the Maverik station is zoned for commercial use, but this particular commercial property is not suited for this particular commercial enterprise that caters to large trucks. A truck stop is also not suited for the Phelan/ Pinon Hills rural desert community. A gas station that is not locally owned, and which caters to, and encourages large STAA commercial truck traffic is not consistent with the county's stated plans for this rural desert community. The San Bernardino County-Wide Plan, which was adopted by Resolution No. 2020-197 for land use includes policies that new development be consistent with a community's character, which for Piñon Hill, a rural desert community, includes small business development that will serve local residents and visitors, and be compatible with the natural environment and surrounding uses. The Board of Supervisors and the Land Use Planning Commission are responsible for planning uses of our county lands that are not disruptive and are safe for the existing communities, but approval this Maverik project fails to meet either of these responsibilities. I urge the San Bernardino County Board of Supervisors to overturn the Planning Commission's decision. This poorly planned project should never have been approved.

Respectfully,
Barbara Fredette,
Pinon Hills Resident

David Mack

From: Ann Hale <halebon.ann@gmail.com>
Sent: Tuesday, May 26, 2026 12:30 AM
To: COB - Internet E-Mail
Subject: Maverik project in Pinon Hills

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To: Supervisor Paul Cook
From: Ann Hale, constituent

Supervisor Cook,

I am writing in opposition to the proposed Maverik project in Pinon Hills. As a 35 year resident, I am appalled that a project of this size and inappropriateness to our rural surroundings is even being considered.

Pinon Hills is a rural, residential community. The areas on Highway 138 that are zoned commercial are not meant to be industrial, according to the Phelan/Pinon Hills Community Plan. We are not against commerce; we just want the kind of commerce that benefits our residents and doesn't detract from our natural, quiet surroundings.

We do not need another gas station, and certainly not one that caters to big trucks. According to the County code definitions, this Maverik project is a truck stop, not a service (gas) station. We have two gas stations, one only 0.3 miles from the proposed Maverik site. We also do not need another convenience store. We have a Dollar General and two convenience stores. The Maverik project is clearly designed to cater to drivers who are passing through, not to local people.

Light pollution from signage and security lamps will affect our Dark Sky community. Fumes from idling trucks will affect nearby residents, the adjacent park and playground, and the community center. Pinon Hills Elementary School is 0.6 miles away. Noise pollution will affect those of us living in the vicinity 24 hours a day. Sound carries out here, and the noise from trucks, vehicles, and the operation of the facility itself will disturb our peace and quiet.

Traffic will increase, according to Maverik's own projections. The intersection of Oasis Road and Highway 138 is already backed up at peak times. Our Post Office is on Oasis Road, across the street from the Maverik site. We don't have delivery to our homes, so most people have to go to the Post Office to pick up their mail. With trucks and vehicles entering and exiting on Oasis Road, access to the Post Office will become difficult if not dangerous with cars and trucks crossing paths to enter and exit the truck stop/fueling station and the Post Office.

Traffic will also increase on Oasis Road passing Pinon Hills Elementary School. There are over 30 bus stops on Oasis Road, which is a 2-lane highway with narrow shoulders. Students will be put at risk with an increase in traffic, especially truck traffic.

Crime, fire danger, and EMT response time increases are also issues of concern. We no longer have a fire station, and the Sheriff substation is in Phelan. It can take several minutes for a first responder to get to Pinon Hills. Fueling stations that cater to trucks are notorious for increased crime. We do not need that sort of activity in Pinon Hills, especially adjacent to a park and playground.

Regarding the upcoming hearing:

You should be made aware that we were given outdated site maps and traffic information when we requested those documents. We were unaware that there were more recent plans, so we based our presentation and evidence on unusable information. The public was not given the opportunity to review the correct plans, which is a blatant violation of CEQA law. In postponing the hearing, and finally giving us the correct information, we were given 12 days to redo everything that had taken us 3 months to complete originally. This was not our fault. The people who caused this problem need to be held responsible. There are other incorrect items and outright lies that should never have been approved by the commission.

For all of these reasons, please approve the appeal and deny the Maverik project.

Thank you for your time.

Ann Hale, Pinon Hills resident
halebon.ann@gmail.com

David Mack

From: Steven Aho <steve.aho1@gmail.com>
Sent: Tuesday, May 26, 2026 7:22 PM
To: David Mack; Supervisor.Cook@bos.sbcounty.gov; COB@sbcounty.gov
Subject: RE: PROJ-2024-00030 PAPL-2026-00002

You don't often get email from steve.aho1@gmail.com. [Learn why this is important](#)

RE: PROJ-2024-00030 PAPL-2026-00002

Dear David Mack,
Supervisor Paul Cook

I am writing to oppose the proposed Maverik Fueling Station/Truck Stop for the following reasons:

This will create a huge disruption to access to the Pinon Hills Post Office.

Traffic on the CA-138 is always very busy and jammed especially in the afternoons.

I think A Maverick Truck/auto at this location is dangerous. And will ruin the character of Pinon Hills as a community.

There are many better locations for this project such as Cajon Jct. at the CA-138 and I1-5, and in Llano where CA-138 and the 18.

Please stop this project!

Thank you,

Steven Aho, Pinon Hills home owner and resident.

David Mack

From: R Stead <rstead2017@outlook.com>
Sent: Tuesday, May 26, 2026 6:09 PM
To: David Mack
Subject: Maverik gas station in pinion hills. I am in favor and support the gas station going in at pinion hills. They are good for the economy, i've been to dozens of maverik stations around the country. And they are all very well ran and are very clean

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Sent from my Verizon, Samsung Galaxy smartphone
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David Mack

From: Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Sent: Monday, May 18, 2026 11:57 AM
To: David Mack
Cc: Huerta, Arlene
Subject: Fw: No to Maverick!

Going through emails, Received this morning

From: Wendy Walker <wenlynwalker@gmail.com>
Sent: Monday, May 18, 2026 7:32 AM
To: Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Subject: No to Maverick!

You don't often get email from wenlynwalker@gmail.com. [Learn why this is important](#)

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I am writing as a citizen of Pinon Hills. We have a stretch of highway that is quickly becoming unsightly with a Chevron station, a veterinary office and a Dollar General all in a row. Now they want to put in a truck stop, gas station. I do not want this in our community. This is also one of the worst stretches of highway as far as safety is concerned and we are at risk pulling in and out of these businesses as drivers disregard the stop light and go around cars to get in the right turn lane going east, only to Uturn at the post office and reenter traffic ahead of the line of cars. I have witnessed more than a few drivers not even stopping for the red light at that intersection. We dont need lines of trucks waiting to cross traffic as cars blow down the hill. It is a nightmare waiting to happen.

Sincerely,

Wendy Walker

760 220 6141

8737 Pine Tree Road Pinon Hills, CA 92372