

Regional serving fueling facility on SH 138

EXHIBIT 5

Oasis Rd & Buckthorne Rd Sight Distance



Limited sight distance at Buckthorne Rd

EXHIBIT 6

Limited Sight Distance at Post Office Driveway



Limited sight distance at Post Office driveway

EXHIBIT 7

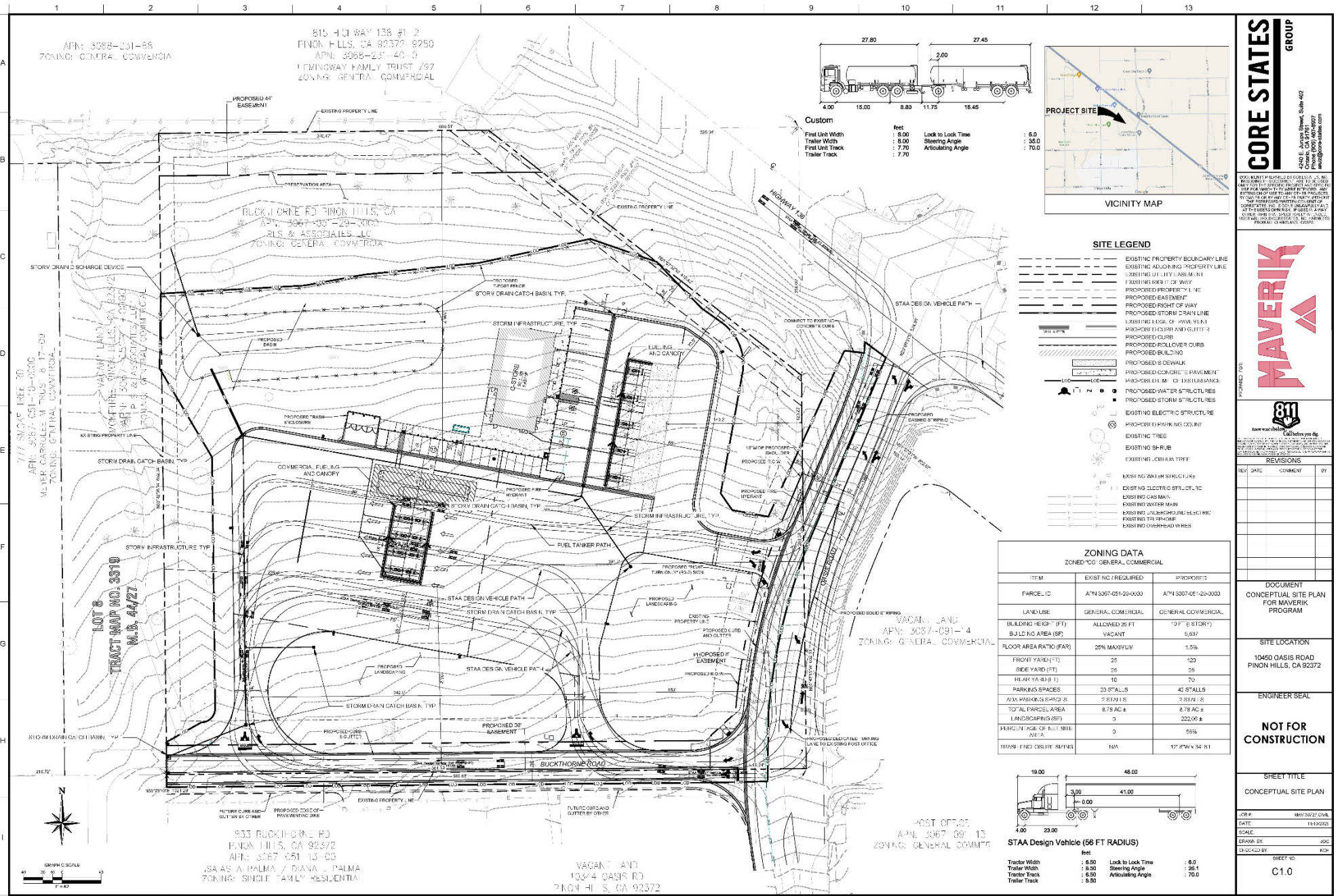
Crosswalk and Crossing Guard on Oasis Rd



Crosswalk and crossing guard on Oasis Rd

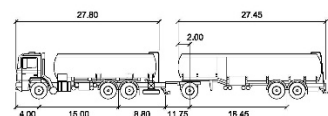
EXHIBIT 8

Site Plan Maverik



APN: 3068-031-68
ZONING: GENERAL COMMERCIAL

815 HIGHWAY 138 #12
PINON HILLS, CA 92372 8250
APN: 3068-23-40-0
LEMINGWAY FAMILY TRUST /97
ZONING: GENERAL COMMERCIAL



First Unit Width	feet	8.00	Lock to Lock Time	: 6.0
Trailer Width	feet	8.00	Steering Angle	: 35.0
First Unit Track	feet	7.70	Articulating Angle	: 70.0
Trailer Track	feet	7.70		



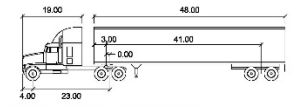
SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- PROPOSED STORM DRAIN LINE
- EXISTING ELEV. OF PAVED YARD
- PROPOSED CURB AND GUTTER
- PROPOSED CURB
- PROPOSED ROLL-OVER CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- EXISTING ELECTRIC STRUCTURE
- PROPOSED TO PARKING CURB
- EXISTING TREE
- EXISTING SH-RUB
- EXISTING CORNER TREE
- EXISTING WASH STRUCTURE
- EXISTING ELECTRIC STRUCTURE
- EXISTING GAS MAIN
- EXISTING GAS MAIN
- EXISTING GAS MAIN
- EXISTING TELEPHONE ELECTRIC
- EXISTING TELEPHONE
- EXISTING OVERHEAD WIRES

ZONING DATA

ZONED TO: GENERAL COMMERCIAL

ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	APN 3067-051-20-0000	APN 3067-051-20-0000
LAND USE	GENERAL COMMERCIAL	GENERAL COMMERCIAL
BUILDING HEIGHT (FT)	ALLOWED 25 FT	10 FT (6 STORY)
BUILDING AREA (SF)	VACANT	5,637
FLOOR AREA RATIO (FAR)	25% MAXIMUM	1.5%
FRONT YARD (FT)	25	123
SIDE YARD (FT)	25	25
REAR YARD (FT)	10	70
PARKING SPACES	23 STALLS	42 STALLS
AVG. PARKING SPACE S	7.51 SQ. S.	7.51 SQ. S.
TOTAL PARCEL AREA	8.78 AC ±	8.78 AC ±
LANDSCAPING (SQ FT)	0	222,06 ±
PERCENTAGE OF TOTAL AREA	0	5%
TRANS. ENG. CURB RADIUS	N/A	12' (R/W x 32' R)



STAA Design Vehicle (56 FT RADIUS)

Tractor Width	feet	8.50	Lock to Lock Time	: 6.0
Trailer Width	feet	8.50	Steering Angle	: 25.0
Tractor Track	feet	8.50	Articulating Angle	: 70.0
Trailer Track	feet	8.50		

CORE STATES GROUP
4240 E. Jovina Street, Suite 412
Pinon Hills, CA 92372
Phone: (951) 497-9107
www.corestates.com



REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CONCEPTUAL SITE PLAN FOR MAVERIK PROGRAM

SITE LOCATION
10450 OASIS ROAD
PINON HILLS, CA 92372

ENGINEER SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL SITE PLAN

JOB #	MW 2527 D08
DATE	11/19/25
SCALE	
DRAWN BY	JOC
CHECKED BY	KDC
SHEET NO.	C1.0

Site plan 11/10/2025

EXHIBIT 9

School Bus @ Railroad Tracks



Narrow lanes and narrow shoulders

EXHIBIT 10

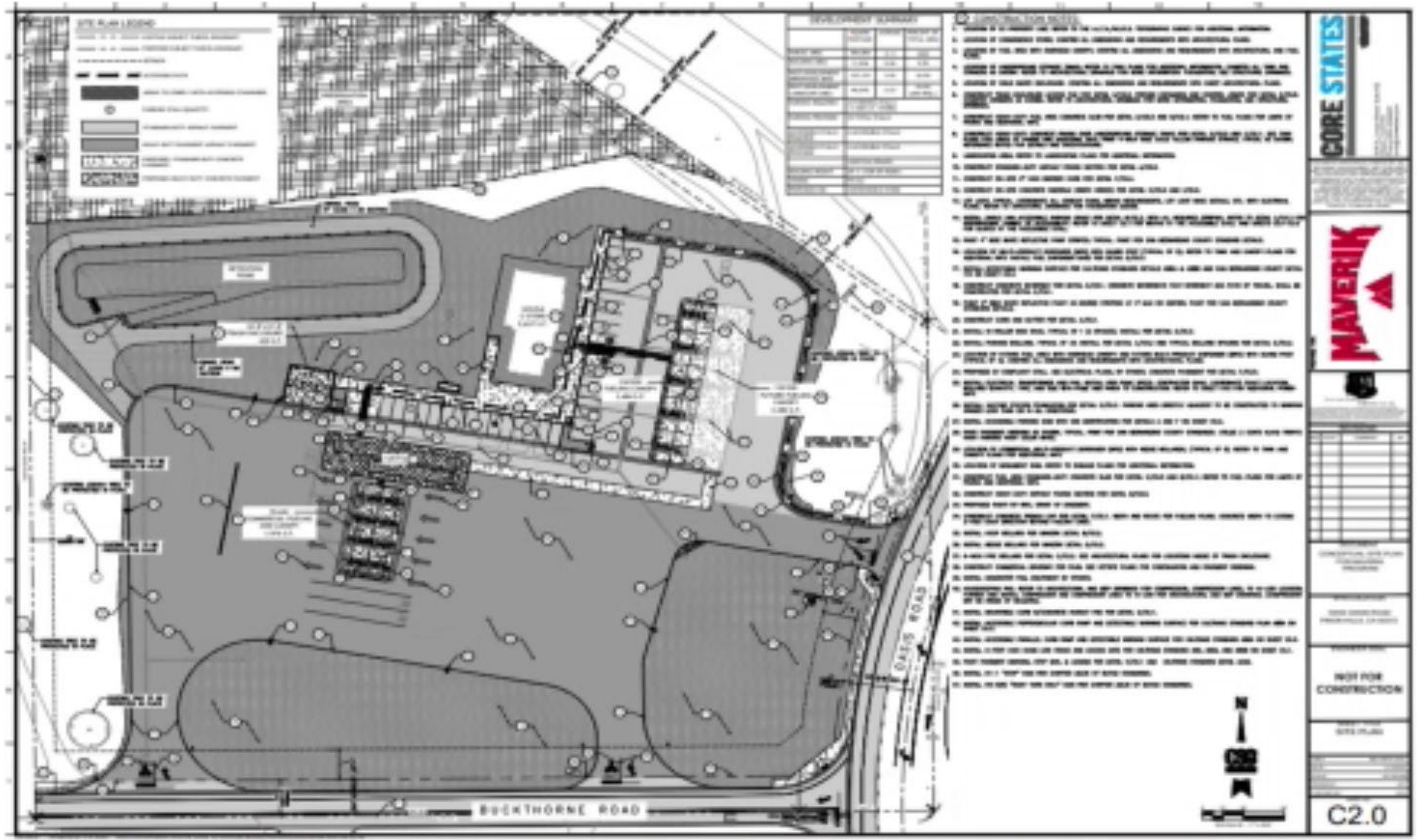
Cars and Trucks Lined Up for Student Pick-Up



Cars and trucks lined up for student pick-up

EXHIBIT 11

**New Site Plan Shown at Planning Commission
Hearing**



Site Plan Presented at Appeal Hearing

EXHIBIT 12

Sensitive Receiver R3



Sensitive receiver location R3

EXHIBIT 13

Noise Study Maverik Victorville

EXHIBIT 14

Noise Data Study

Nighttime Baseline Noise Comparison

Table Location #

R-3

Night	Date	Average dBA	Lowest dBA	Highest dBA
Night 1 THURSDAY	3/19	54.4		84.2
Night 2 TUESDAY	3/24	44.3		71.4
Night 3 MONDAY	4/6 3/29	40.0		63.9

Notes (conditions, unusual events)

3/19 DOGS BARKING
8:15-8:30

3/24

8:15-8:45

3/29 DOGS BARKING
COULD NOT HEAR
REPAIRS FOR MINUTS
4/6 DOGS BARKING
FOR

HT = 2'

66° AIR COMP.
4 mph BREEZE
4/6 8:45 - 8:50
61° AIRLINE JET
2 mph BREEZE
DOG BARKING IN DISTANCE
LOUD JET AIRLINER

EXHIBIT 15

Pinon Hills Park Sensitive Receiver R4



Piñon Hills Park – Sensitive Receiver R4

EXHIBIT 16

**Non-Annotated Project Site with Aerial Image
"MAVERIK SITE"**

MAVERIK SITE

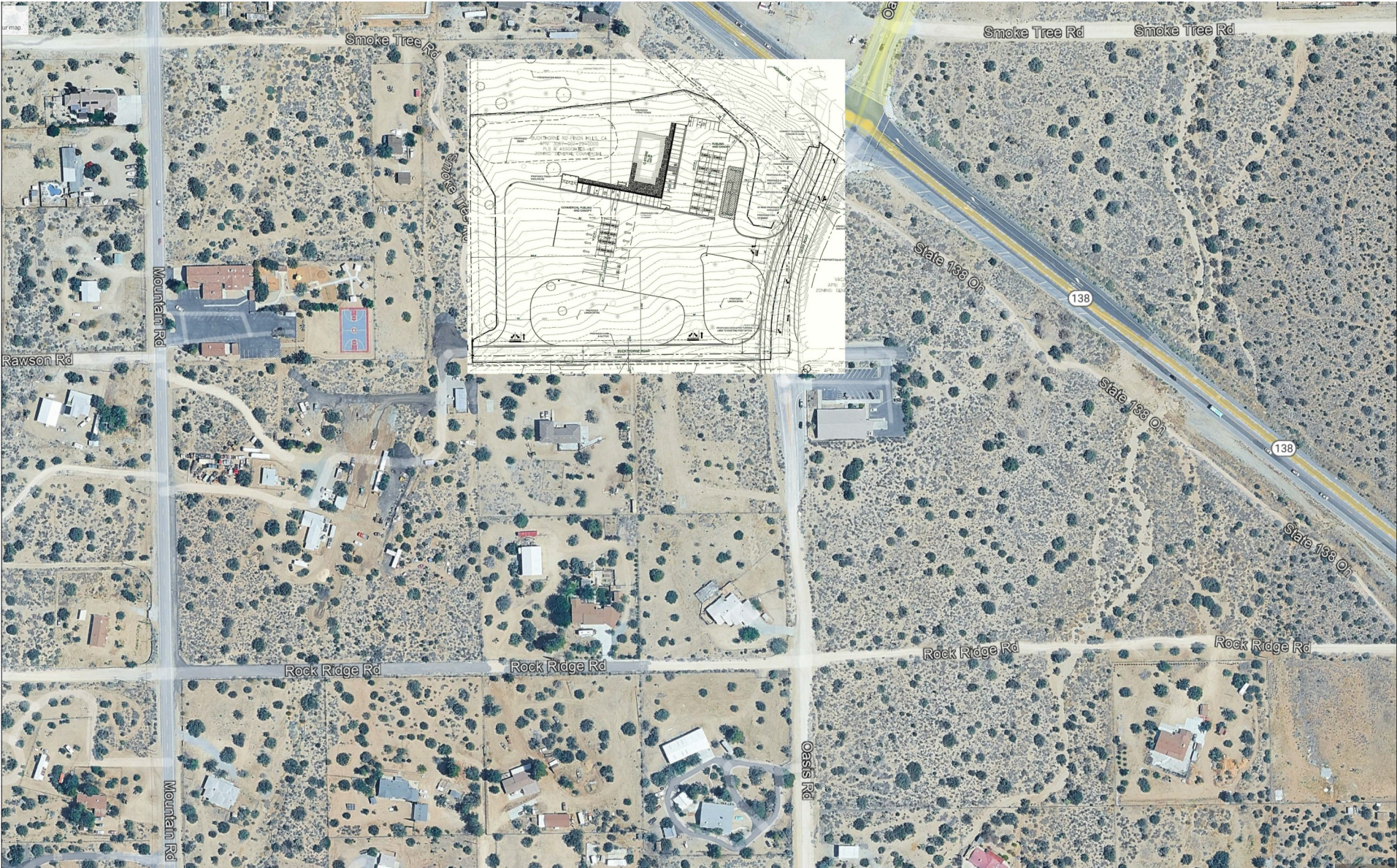


EXHIBIT 17

Aerial Image with R3 Sensitive Receiver Location



Nearest residence—R3 Sensitive receiver location—Distance to site=63'

EXHIBIT 18A

Front of San Bernardino County Truck Route Letter