

**NOTICE OF EXEMPTION**

**From:** Kern County Planning and Natural Resources Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

**Project Title:** Conditional Use Permit Case No. 15, Map 239

**Project Location -- Specific:** East of Aleutian Drive terminus, 2524 Beachwood Way; unincorporated Pine Mountain Club (APN: 310-010-01)

**Project Location -- City:** Unincorporated Pine Mountain Club

**Project Location -- County:** Kern

**Description of Project:** A Conditional Use Permit to allow an 80-foot monopine cellular communication tower (Section 19.42.030.E) on a 1,988-square-foot portion of a 143.63-acre parcel in the RF (Recreation-Forestry) District

**Name of Public Agency Approving Project:** KERN COUNTY PLANNING COMMISSION

**Name of Person or Agency Carrying Out Project:** VB BTS III, LLC by Assurance Development (PP26164)

**Exempt Status:** Categorically Exempt, Section 15303(c) of the State CEQA Guidelines

**Reasons Why Project Is Exempt:** The CEQA Guidelines includes a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. This includes the construction of new, small facilities and structures such as communication facilities. The project is a small cellular tower that is within the perimeters of the CEQA project class and therefore, the project qualifies as one that can be found to be Categorically Exempt from the requirement of preparation and review of an environmental document pursuant to Section 15303(c) of the State CEQA Guidelines.

**Contact Person:** Robert Willams, Planner I, at (661) 862-5159 or by email at WillamsRo@kerncounty.com

**Receipt:** #280794

**Date Received for Filing:**

March 27, 2026



Craig M. Murphy, Director  
Planning and Natural Resources Department

Date of Hearing: March 12, 2026

jw

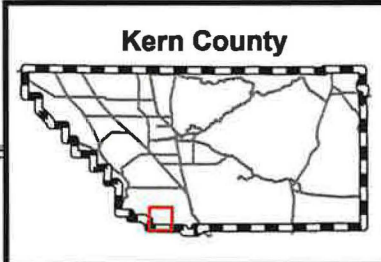
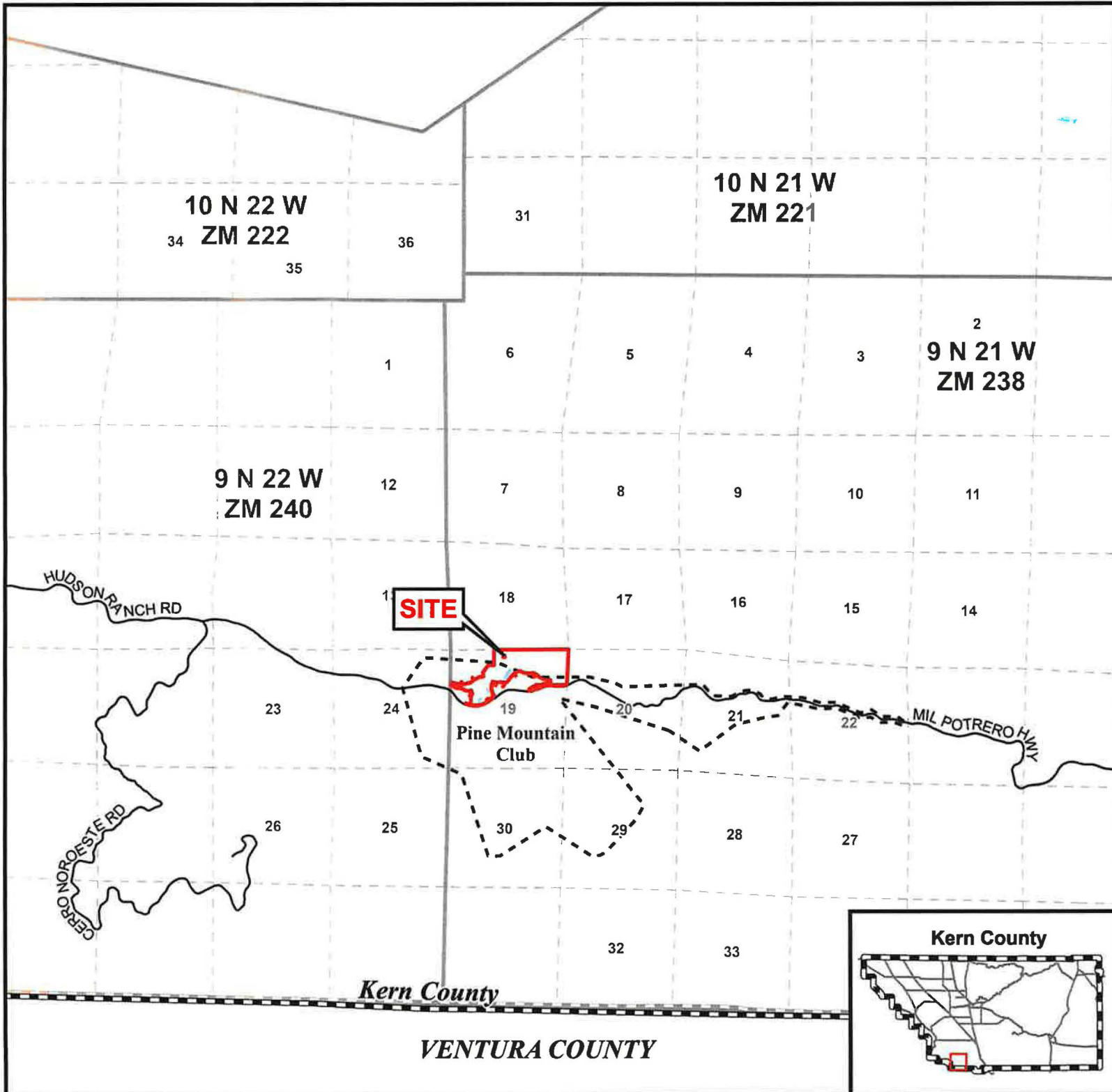
cc: Applicant  
LiUNA

# CUP 15 Map 239

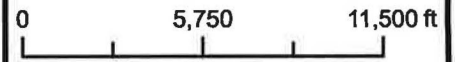
## Vicinity Map

**VB BTS III, LLC  
by Assurance Development**

-  Lease Site
-  Parcel Boundaries
-  Arterials
-  Township/Range
-  Sections
-  Unincorporated Cities



APN: 316-010-01  
Sec. 19 - T9N/R21W  
Created on: 1/29/2026



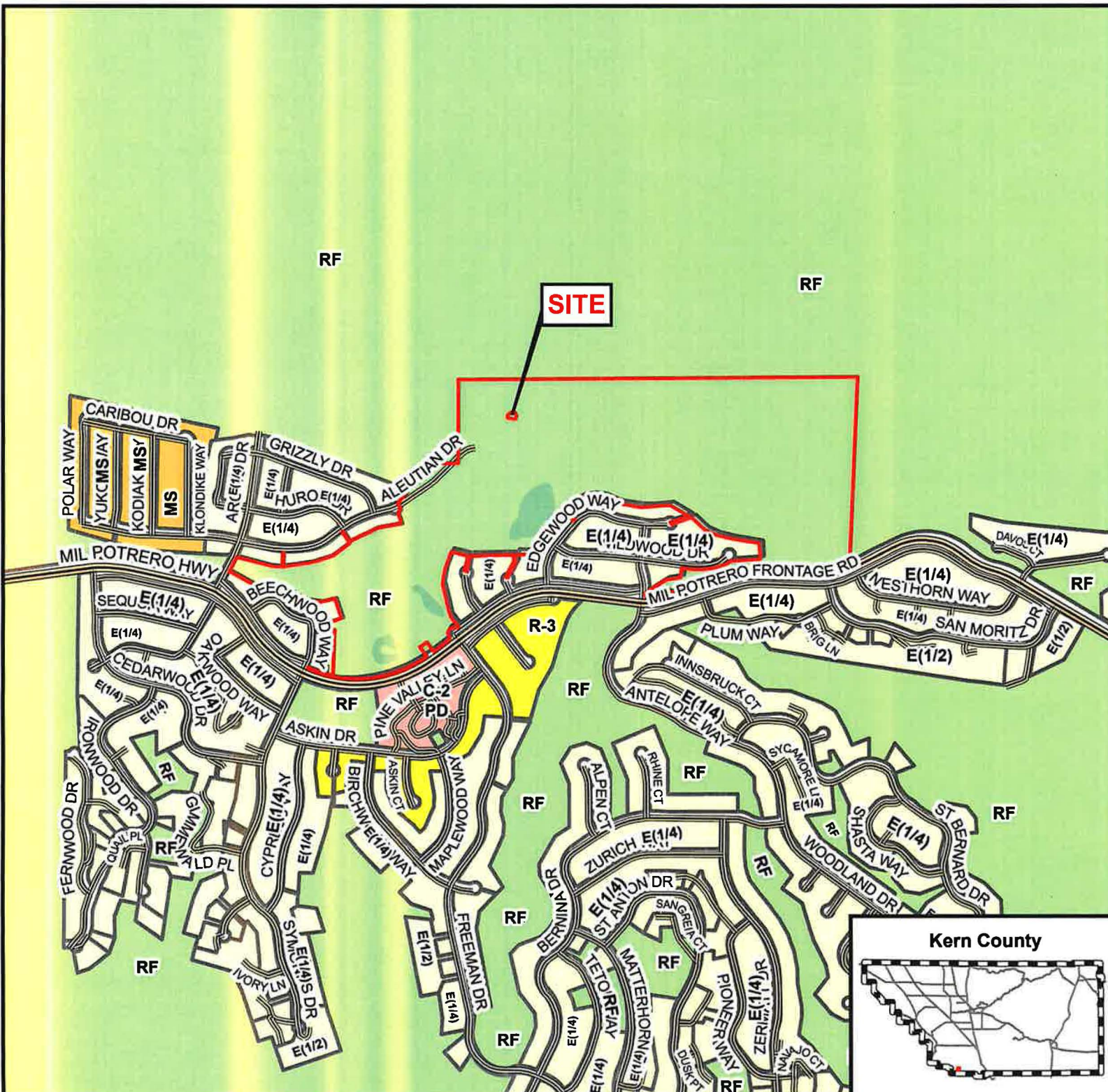
 **Kern County  
Planning & Natural  
Resources Department** 

# CUP 15 Map 239

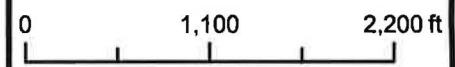
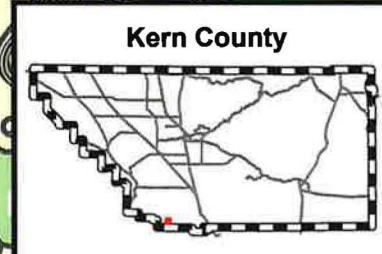
## Existing Zone Classifications

VB BTS III, LLC  
by Assurance Development

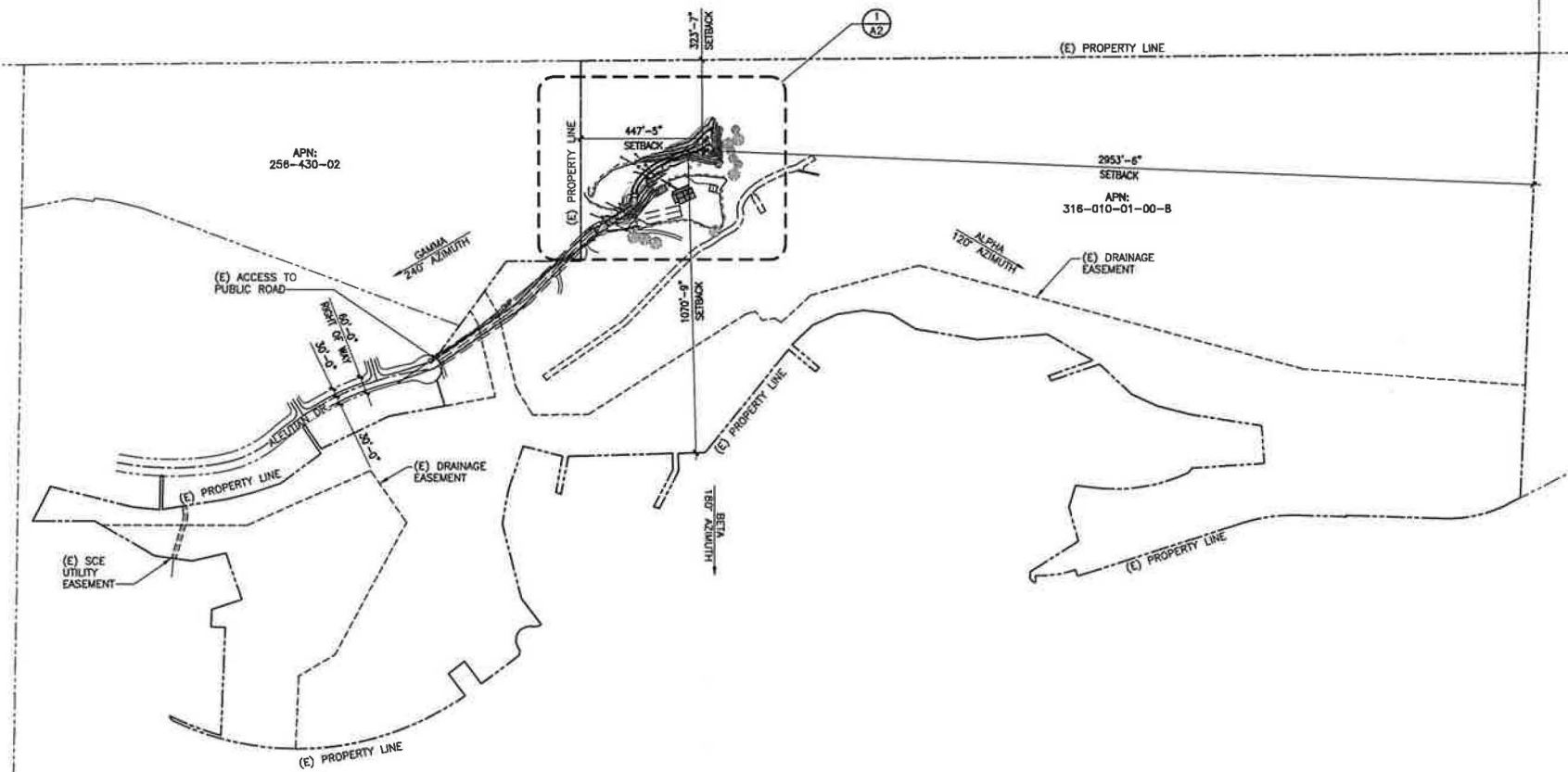
- Lease Site
  - Parcel Boundaries
  - Arterials
  - Locals
- KERN COUNTY ZONING DESIGNATIONS**
- C-2 - General Commercial
  - E(1/2) - Estate (.5 acre)
  - E(1/4) - Estate (.25 acre)
  - MS - Mobilehome Subdivision (6000 sq. ft.)
  - R-3 - High Density Residential
  - RF - Recreation Forestry
  - PD - Precise Development Combining



APN: 316-010-01  
Sec. 19 - T9N/R21W  
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NOTES:  
 1. THERE IS NO AIRSTRIP WITHIN 2 MILES OF PROJECT SITE.



CLIENT  
**verticalbridge**  
 22 W ATLANTIC AVE, #310  
 DELRAY BEACH, FL 33444  
 561.406.4073

SITE ACQUISITION  
**AD**  
**ASSURANCE DEVELOPMENT**  
 1499 HUNTINGTON DR. | SUITE 305  
 SOUTH PASADENA, CA | 91030  
 626.765.5079

NO.	REVISION / REVISION	BY	DATE
1	LEASE AREA SHIFT	APP	12/17/25
0	ISSUED FOR ZONING	JR	11/06/25
A	ISSUED FOR REVIEW	JR	09/29/25

DRAWN: JR  
 DESIGNED: JR  
 CHECKED: BL

PROJECT NUMBER: US-CA-5429

PROJECT TITLE:  
**US-CA-5429**  
**SV14209C**  
**PINE MOUNTAIN CLUB**  
 2524 BEECHWOOD WAY  
 FRAZIER PARK, CA 93222

ENGINEER STAMP:

DRAWING TITLE:  
**SITE PLAN**

DRAWING SCALE:  
 AS NOTED

DATE:  
 08/28/25

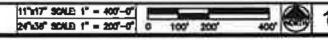
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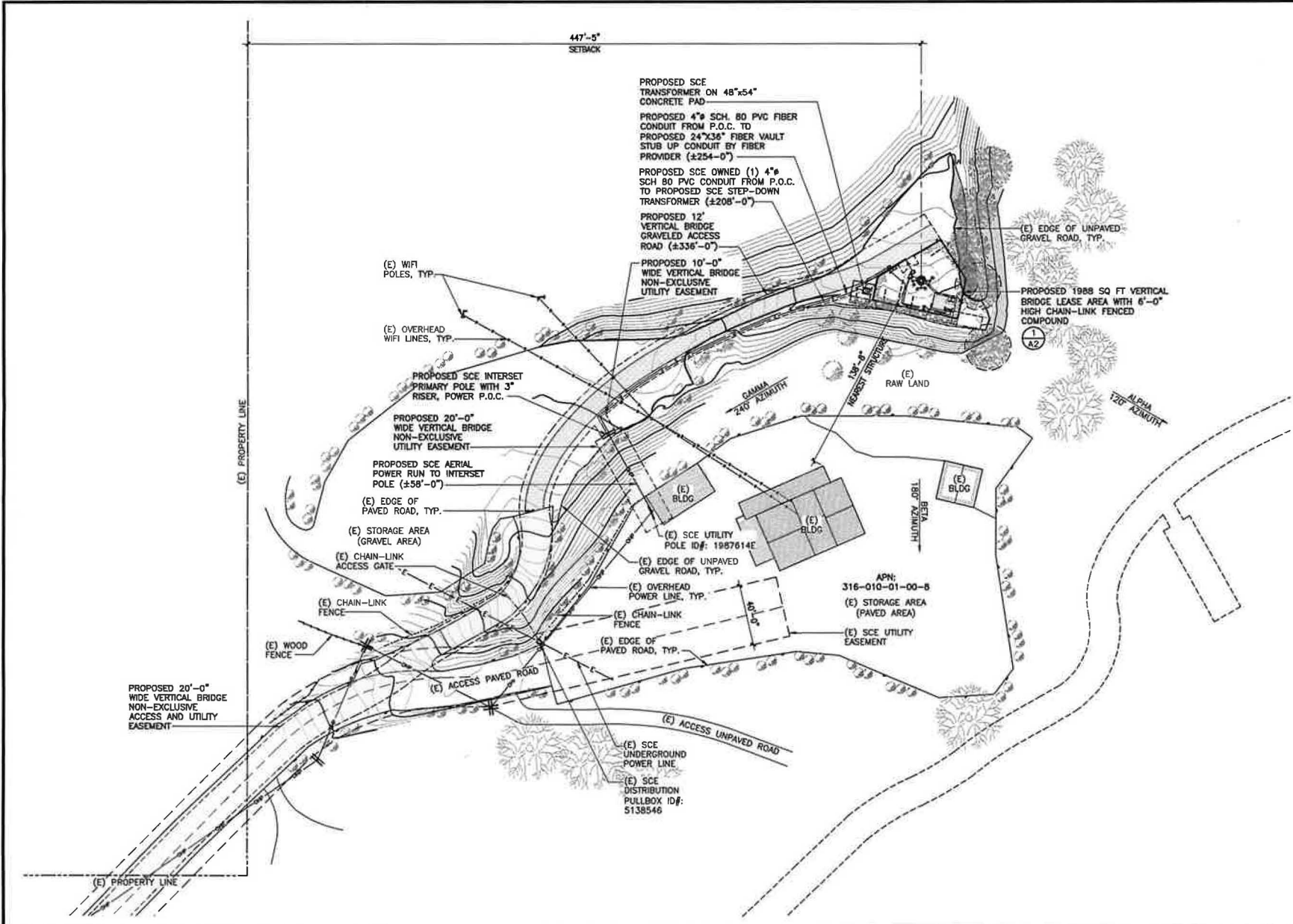
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**A1**

SITE PLAN



1



ENLARGED SITE PLAN



CLIENT  
**vertical bridge.**  
 22 W ATLANTIC AVE, #310  
 DELRAY BEACH, FL 33444  
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**AD**  
**ASSURANCE DEVELOPMENT**  
 1499 HUNTINGTON DR. | SUITE 305  
 SOUTH PASADENA, CA | 91030  
 626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	LEASE AREA SHOT	APP	12/17/25
0	ISSUED FOR ZONING	JR	11/02/25
A	ISSUED FOR REVIEW	JR	09/29/25

DRAWN: JR  
 DESIGNED: JR  
 CHECKED: BL  
 PROJECT NUMBER: UR-CA-5428

PROJECT TITLE:  
**US-CA-5429**  
**SV14209C**  
**PINE MOUNTAIN CLUB**  
 2524 BEECHWOOD WAY  
 FRAZIER PARK, CA 93222

ENGINEER STAMP:

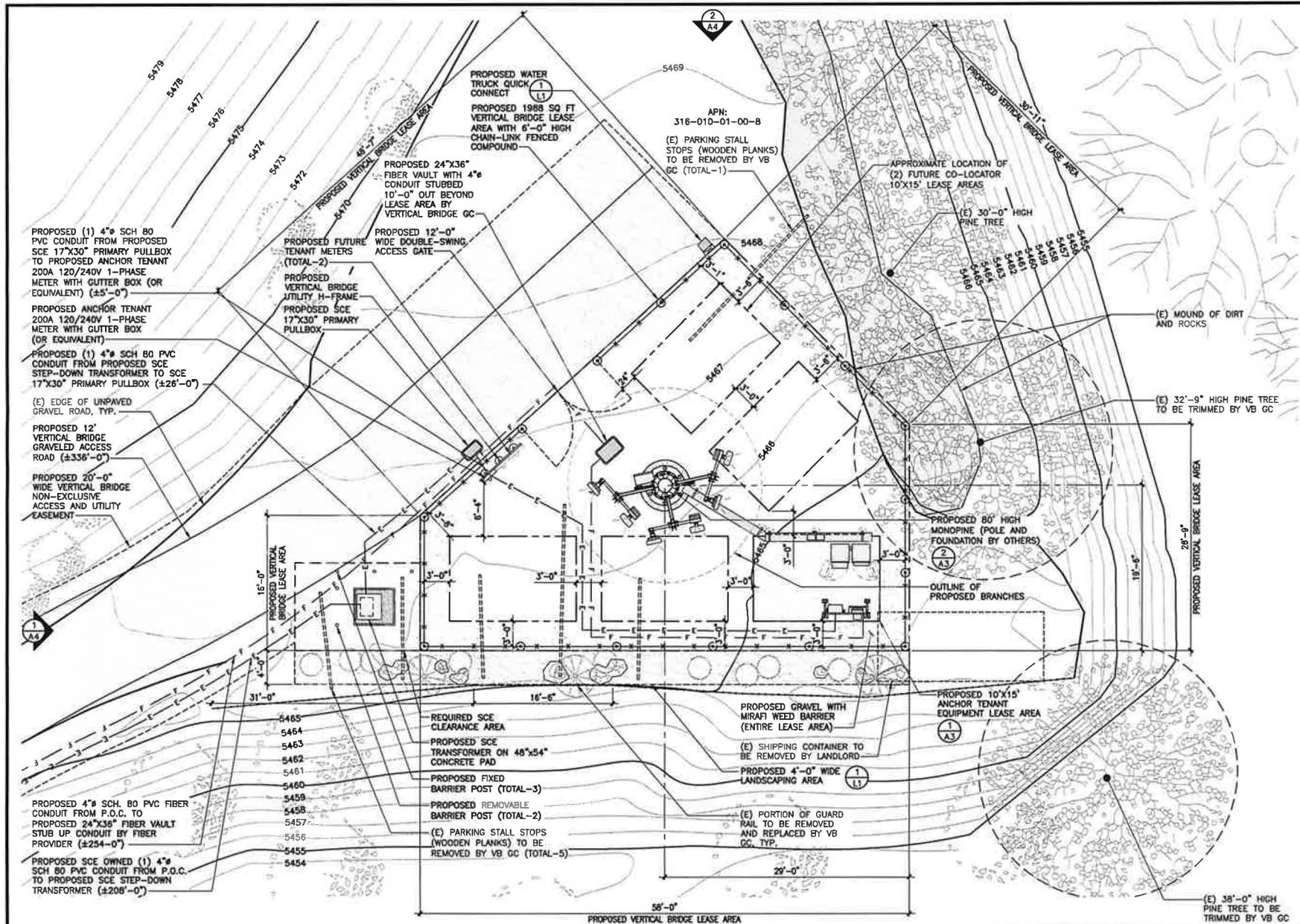
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**ENLARGED SITE PLAN**

DRAWING SCALE:  
 AS NOTED  
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DATE:  
 09/29/25

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**A2**



ENLARGED COMPOUND PLAN

11 1/2" SCALE 3/32" = 1'-0"  
 3/4" X 3" SCALE 3/16" = 1'-0"

CLIENT

**verticalbridge**

22 W ATLANTIC AVE, #310  
 DELRAY BEACH, FL 33444  
 561.406.4073

SITE ACQUISITION

**AD**

**ASSURANCE DEVELOPMENT**

1499 HUNTINGTON DR. | SUITE 305  
 SOUTH PASADENA, CA | 91030  
 626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	LEASE AREA SHFT	APP	10/17/25
2	ISSUED FOR ZONING	JR	11/05/25
3	ISSUED FOR REVIEW	JR	08/28/25

PROJECT NUMBER: US-CA-5429

PROJECT TITLE:

**US-CA-5429**  
**SV14209C**  
**PINE MOUNTAIN CLUB**  
 2524 BEECHWOOD WAY  
 FRAZIER PARK, CA 93222

ENGINEER STAMP:

DRAWING TITLE:

**ENLARGED COMPOUND PLAN**

DRAWING SCALE:

AS NOTED

**ZD**

DATE:

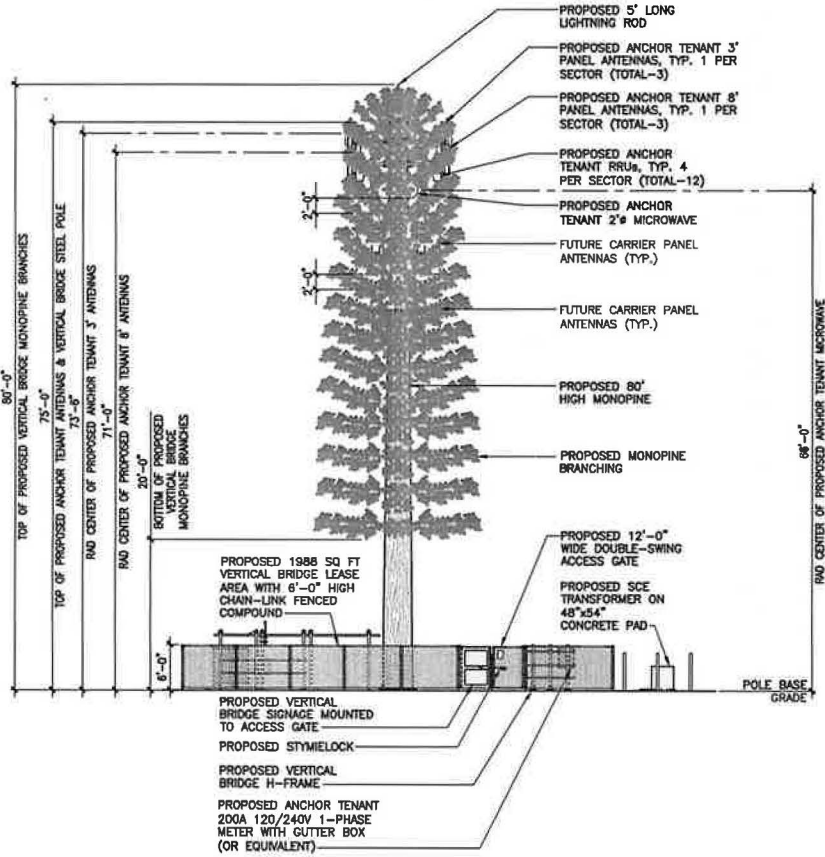
09/19/25

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DRAWING NUMBER:

**A3**

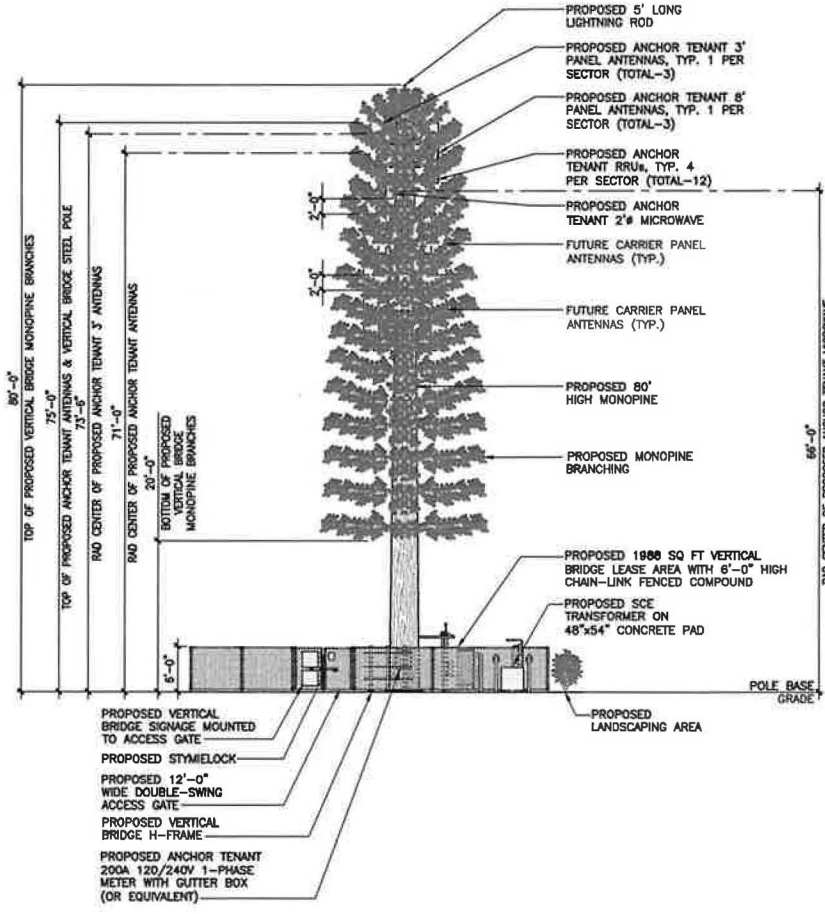
NOTES:  
1. ANTENNAS AND RRUS TO BE PAINTED GREEN TO MATCH MONOPINE.



NORTH ELEVATION

11/16" SCALE: 3/32" = 1'-0"  
24/32" SCALE: 3/16" = 1'-0"  
0 2' 4' 8'

NOTES:  
1. ANTENNAS AND RRUS TO BE PAINTED GREEN TO MATCH MONOPINE.



WEST ELEVATION

11/16" SCALE: 3/32" = 1'-0"  
24/32" SCALE: 3/16" = 1'-0"  
0 2' 4' 8'

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SITE ACQUISITION  
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**ASSURANCE DEVELOPMENT**  
1499 HUNTINGTON DR. | SUITE 305  
SOUTH PASADENA, CA | 91030  
626.785.5079

NO.	REVISION / REVISION	BY	DATE
1	ISSUED FOR ZONING	JR	12/17/25
2	ISSUED FOR ZONING	JR	1/26/25
3	ISSUED FOR REVIEW	JR	5/26/25

DRAWN: JR  
DESIGNED: JR  
CHECKED: BL

PROJECT NUMBER: US-CA-5429

PROJECT TITLE:  
**US-CA-5429  
SV14209C  
PINE MOUNTAIN CLUB**  
2524 BEECHWOOD WAY  
FRAZIER PARK, CA 93222

ENGINEER STAMP:

DRAWING TITLE:  
**ELEVATIONS**

DRAWING SCALE:  
AS NOTED

DATE:  
05/29/25

**ZD**

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DRAWING NUMBER:  
**A5**