



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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**Item Number: 7.1**

**MEETING DATE:** 03/18/2026

**DEPARTMENT:**

**AGENDA ITEM PREPARER:** Michael Kelly

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING - Hold a public hearing to reconsider adopting a resolution to approve County Planning file PLN250072, a use permit at 2200 San Juan Hollister Road (Assessor's Parcel 021-020-021), approximately 1 3/4 miles west of Downtown Hollister in unincorporated San Benito County, to construct a 100-foot monopine-style wireless communication tower, installation of nine new antennas, three remote radio units (RRUs), one microwave dish, one GPS antenna, and associated ground equipment within a 2,500-square-foot lease area, in addition to an 865-foot-long gravel roadway for site access.**  
**SBC FILE NUMBER: 790**

**AGENDA SECTION:**

PUBLIC HEARING

**BACKGROUND/SUMMARY:**

The applicant proposes a 100-foot monopine-style wireless communication tower, installation of nine new antennas, three remote radio units (RRUs), one microwave dish, one GPS antenna, and associated ground equipment within a 2,500-square-foot lease area, in addition to an 865-foot-long gravel roadway for site access. The tower site is on a 5.35-acre property under Heavy Industrial (M-2) zoning.

The Planning Commission earlier considered this project application at its meetings of January 21 and February 18, 2026. At the latter meeting, the Planning Commission voted to reconsider this project at the present March 18 meeting. The staff report and project details are enclosed, as is the draft resolution.

**STRATEGIC PLAN GOALS: 1. Operational Development & Excellence**

No

**STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth**

Yes

**STRATEGIC PLAN GOALS: 3. Technology**

Yes

**STRATEGIC PLAN GOALS: 4. Community Engagement**

No

**STRATEGIC PLAN GOALS: 5. Health & Safe Community**

Yes

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission review the staff report and the resolution, which includes findings for the conditional use permit and for compliance with the California Environmental Quality Act (CEQA). Staff further recommends that the Planning Commission make the findings included in the resolution and adopt the resolution to approve PLN250072 and its use permit.

**ATTACHMENTS:**

[Draft Resolution \(Attachment A to Staff Report\)](#)

[Staff Report](#)

[Public Hearing Notice as Published in the Hollister Free Lance March 6, 2026](#)