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**Agenda Item
of the
Planning Commission
Wednesday, December 17,
2025**

COUNTY ADMINISTRATIVE OFFICER:
Esperanza Colio Warren

COUNTY COUNSEL:
Gregory Priamos

CLERK OF THE BOARD:
Vanessa Delgado

Item Number: 7.1

MEETING DATE: 12/17/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Michael Kelly

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING -

Hold a public hearing to consider adopting a resolution to approve County Planning file PLN250069, a use permit at 2680 Buena Vista Road (approximately 1,000 feet east of State Route 156–Buena Vista Road intersection) in unincorporated San Benito County to increase the height of an existing monopine-style wireless communication tower from the current 65 feet to a total 97 feet maintaining monopine appearance, with installation of six new antennas, three radio units (RRUs), one microwave dish, and associated modifications of ground equipment including fiber and power distribution, all within the existing lease area. SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The applicant proposes that an existing 65-foot monopine-style wireless communication tower be extended to a total 97-foot height. The tower would maintain its current monopine appearance. On the tower the applicant would install six new antennas, three radio units (RRUs), and one microwave dish, to be installed near the tower's top, in addition to associated modifications of ground equipment including fiber and power distribution. These modifications would take place within the existing lease area.

Please see, in addition to the draft resolution for approval and the staff report, attached statements by the applicant giving a project description with equipment specifications and a describing need for the tower's vertical expansion and additional antennas.

FISCAL IMPACT:

N/A.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the staff report and review the attached draft 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 PLN250069 and its use permit.

ATTACHMENTS:

[Resolution](#)

[Staff Report](#)

[Applicant Project Description with Equipment Specified](#)

[Applicant Statement on Need for Tower Extension and Additional Antennas at 2680 Buena Vista Road](#)

[Public Hearing Notice as Published in the Hollister Free Lance December 5, 2025](#)