



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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District No. 5
- Vice-Chair

Item Number: 7.2

MEETING DATE: 01/21/2026

DEPARTMENT:

AGENDA ITEM PREPARER: Michael Kelly

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 PLN250072, a use permit at 2200 San Juan Hollister Road, 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.

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:

[PLN250072 Resolution \(Attachment A to Staff Report\)](#)

[PLN250072 Staff Report](#)

[Project Narrative Submitted by Applicant](#)

[Carrier Coverage Maps Submitted by Applicant](#)

[Public Hearing Notice as Published in the Hollister Free Lance January 9, 2026](#)