



**San Benito**  
HIGH SCHOOL DISTRICT  
*Continuing Excellence*

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**Shawn Tennenbaum, Ed.D.**  
**Superintendent**

**VIA ELECTRONIC MAIL**

March 26, 2026

City of Hollister  
Planning Commission  
375 Fifth Street  
Hollister, CA 95023  
Email: [generalplan@hollister.ca.gov](mailto:generalplan@hollister.ca.gov)

**RE: Comments on Hollister General Plan 2040, Public Review Draft**

Dear Commissioners,

This letter is submitted to the City of Hollister (“City”) Planning Commission (“Commission”) on behalf of the San Benito High School District (“District”) and its Board of Trustees with regard to our review and assessment of the City of Hollister’s *General Plan 2040, Public Review Draft* (“General Plan”). As a California public school district serving children who reside and attend school within the City, and as an owner of property within the City and just beyond the proposed sphere of influence (“SOI”) in Figure LU-1 of the General Plan, the proposed General Plan directly affects the District’s operations. Accordingly, we now submit these comments to the Commission.

The District recognizes and appreciates the time and effort that the City has put into consulting its constituents and performing the necessary studies to produce this draft General Plan. We congratulate the City on its award of the federal Safe Streets and Road for All to promote pedestrian and multi-modal circulation and we look forward to participating and collaborating with the City to utilize its grant funds to promote pedestrian and road safety in our community.

Specifically, the District recognizes and supports the partnership and cooperation between the City and school districts proposed by goals and policies of the General Plan, including in Chapter 4.3.1 (Multimodal Transportation and Safety), Chapter 5.2.1 (Services and Infrastructure Planning), and Chapter 5.2.8 (Public Schools). The District supports the draft General Plan as proposed and looks forward to working collaboratively with the City in the future to bring these goals to fruition, particularly with respect to the development of necessary educational facilities to serve the City’s growing population.

**As the City Grows, the District Grows.**

As the City is aware, the District operates Hollister High School, the only public high school in the City and serving the Hollister community. Located in the southwest quadrant of the City, the school straddles City and County jurisdictions all the way from B Street to the north, across Nash Road, down to the River Parkway to the south. Hollister High School is

one of the largest high schools in Northern California. As of the 2025-2026 school year, the District is serving 3,405 students at a school designed for 3,405 students, representing approximately 100% of design capacity. All high school students generated and matriculating in the City and County of San Benito (“County”) will be eligible for enrollment at Hollister High School, which is already overcapacity. As the City grows through the implementation of the General Plan, the accumulated impacts of residential and commercial development on the District’s ability to provide adequate educational facilities will be substantial and will necessitate the construction of a second high school to meet the District’s obligations under California law. (See Cal. Const. art. IX, § 1; Gov. Code § 65970.)

To accommodate this growth, the District has acquired property along the Buena Vista Corridor Special Planning Area, as depicted in Figure LU-4 (“BVC”). Over the years, the District has worked with the community, State representatives, and local leaders to fundraise and plan for the development of a second high school in the BVC, including extensive outreach to the City. On October 21, 2025, the District’s Board of Trustees reaffirmed the District’s intention to develop a new school in the BVC to accommodate growth from the City.

In December 2025, the City published its *Revised Draft 2023-2031 Housing Element*, which reinforces the District’s determination that the Buena Vista neighborhood is the optimal location for a second high school by locating a majority of its pipeline projects around the BVC and allotting a majority of parcels for rezoning to high density in and around the BVC. A new high school in this area would not only help resolve the issue of overcrowding at Hollister High School by balancing the student enrollment at this second high school, but it would also serve the local community and advance the General Plan’s goals by obviating the need for a cross-town commute, reducing traffic congestion, and reducing the risk of automobile accidents throughout the city, consistent with the City’s multimodal transportation and safety objectives.

**The City and the District Must Collaborate to Expand the SOI for the Development of a Second High School.**

While the District notes that the General Plan does not include the District’s properties within the City’s proposed SOI expansion at this time, the District nonetheless recognizes and appreciates the City’s commitment in Policy CSF-8.5:

**Construction of a Second High School.** Support the San Benito High School District’s efforts to construct a new high school.

In furtherance of such support, the General Plan commits the City to continuing to require all new development to mitigate their fair share of impacts on school facilities through enforcement of school impact fees (Policy CSF-8.3); encouraging joint planning to determine the location of educational facilities (Policy CSF-8.2); and only approving development applications that can mitigate impacts or contribute a proportional fair share so that future growth does not create demands that exceed the capabilities and capacity of local public services such as public school districts (Policy CSF-1.1). The District will rely on these policy commitments as the City implements the General Plan and approves new development that generates additional students requiring educational facilities.

Following adoption of the General Plan, the District intends to submit an application for a General Plan amendment to perform the necessary environmental studies and investigations to include the District’s property within the City’s SOI, including preparation of a specific plan, if necessary, and an application for annexation pursuant to Policy CSF-1.3. The District respectfully requests the City’s full cooperation and support in this process, consistent with Policies CSF-8.5 and CSF-1.1, including but not limited to: (1) expedited processing of the District’s General Plan amendment and annexation applications; (2) waiver or reduction of application and processing fees to the maximum extent permitted by law; (3) City

staff support in coordinating with LAFCO and other agencies; and (4) the City's formal support for the project in all proceedings before LAFCO and other regulatory bodies.

Building a school requires years of planning, coordination, and financing. Preparing a specific plan, amending the General Plan, and applying for annexation will require significant time and resources, potentially delaying the construction of needed educational facilities by at least two additional years. During that time, the high school student population in the City and County will continue to grow as contemplated by the General Plan's housing and development policies, and existing school facilities will be further strained by overcrowding, potentially impacting the District's ability to provide adequate educational services as required by law.

The District supports the draft General Plan and its vision for the City's future growth. However, it is imperative that the City provide its active support and collaborate meaningfully with the District to facilitate the timely development of a second high school. Consistent with Policies CSF-8.5, CSF-8.2, and CSF-1.1, we must work together as partners to ensure that educational infrastructure keeps pace with the City's planned growth, thereby creating a community of equity, diversity, innovation, and sustainability as envisioned by the General Plan.

Thank you for the opportunity to comment on the City's Draft General Plan 2040. The District looks forward to working collaboratively with the City and to the active inclusion of the District's second high school project in the City's planning processes as the City moves forward to implement its General Plan 2040 vision. We appreciate the City's partnership and support in ensuring that our community's students have access to adequate, safe, and modern educational facilities.

Sincerely,



Shawn Tennenbaum, Ed.D.  
Superintendent

cc: Members, San Benito High School District Board of Trustees  
John Frusetta, Chief Business Officer, San Benito High School District  
Elaine Klauer, Assistant Superintendent, San Benito High School District  
Kevin Medeiros, Principal, Hollister High School