

March 11th, 2026

Hayden Beckman  
Planning Manager  
Planning Division  
300 E. Chapman Ave  
Orange, CA 92866



Re: School Planning Assumptions for the Orange Heights Project

The following Attachment A documents current school planning assumptions for the Orange Heights Project. This information was reviewed with Orange Unified School District staff, with the latest communication via email with Connie Hood, on behalf of Assistant Superintendent /CBO Yuri Calderon, on March 3rd and 5th, 2025.

Attachment A includes current data collected from public reports published by OUSD and data published by the California Department of Education, including the following:

1. School Assignments as provided by the Orange USD School Site Locator, retrieved October 10, 2024.
2. Assigned School Enrollment retrieved from the California Department of Education (CDE) DataQuest Report. Web retrieved December 16, 2025.
3. Assigned School Capacity information received from Assistant Superintendent/CBO Yuri Calderon via Connie Hood, Orange USD Business Services, via email on March 3rd and 5th, 2026.
4. Student Generation Rates, 2025 Development Fee Justification Study. Prepared March 26, 2025. p. 16.
5. 2025 Residential and CID Development School Fee Justification Study published March 26, 2025.
6. Combined General Obligation Bond Rate as published in the Orange County Tax Rate Book, 2025-26 FY. Web retrieved December 16, 2025.
7. Annual Operating Funding Information sourced from OUSD 2025-26 Adopted Budget, June 2025. Web retrieved December 16, 2025.

Sincerely,

A handwritten signature in black ink that reads 'Olga Bevez'.

Olga Bevez  
President  
JCJ Partners, LLC

**ATTACHMENT A**

**Orange Unified School District**  
**Irvine Company: Orange Heights Project**  
 Impacts Analysis & Summary of Contributions  
 March 6, 2026

Project Impact Summary			
Orange Heights			
Single Family Detached (SFD) Units		1,058	
Student Generation Rates (SGR) (2025 DFJS - SF Only)			
Grade Spans	(K-6)	(7-8)	(9-12)
SFD SGR	0.169	0.052	0.105
Orange Heights Projected Students			
Projected Students	179	55	111
Capacity Calculations			
Assigned School Max Capacity			
Assigned Schools	Chapman Hills ES	Santiago MS	El Modena HS
2026 OUSD Provided - Max Capacity*	450	1,080	1,950
Student Enrollment			
2024-25 Enrollment (CDE)	321	1,137	1,795
Excess Capacity Calculations			
Excess Capacity/(Unhoused Pupils)	129	(57)	155
Project Contributions			
Developer Fees			
2025 Single-Family Residential Fee per Square Foot		\$4.67	
Estimated Residential Square Footage		3,217,131	
<b>TOTAL ONE-TIME CONTRIBUTION DOLLARS</b>		<b>\$15,024,002</b>	
General Obligation (GO) Bonds (2025-26 Fiscal Year [FY])			
Combined GO Bond Rate (2025-26 FY)		0.0249%	
<b>TOTAL ANNUAL CONTRIBUTION DOLLARS (2025-26 FY Contribution Per \$1M of Assessed Value [AV])</b>		<b>\$249</b>	
Annual Operational Funding (2025-26 Budget)			
State Funding (LCFF Revenue) per Pupil		\$13,788	
Educational Expenditures* per Pupil		\$11,199	
<b>Excess LCFF Revenue per Pupil</b>		<b>\$2,589</b>	
<b>TOTAL ANNUAL CONTRIBUTION DOLLARS (344 Project Students)</b>		<b>\$890,775</b>	

**Sources:**

Enrollment retrieved from California Department of Education (CDE) DataQuest Report. Web retrieved December 16, 2025.

\*Capacity information received from Yuri Calderon, via Connie Hood, Orange USD Business Services, via email on March 3 & 5, 2026.

"Single Family Detached - Adjusted Districtwide Student Generation Rates" (SGR). Developer Fee Justification Report (DFJS). December 16, 2025. page 23.

Project assumptions including the number of units as provided by the Irvine Company.

The 2026 SAB maximum Level 1 Developer Fee for Residential Development is \$5.38/per SF.

The Orange USD "2025 Residential and CID Development School Fee Justification Study" published March 26, 2025 indicates two different developer fees for Residential.

Single-Family Developer Fee is \$4.67 per square foot starting June 2025.

Multi-Family Developer Fee is \$5.17 per square foot starting June 2025.

Combined GO Bond Rate sourced from Orange County Tax Rate Book, 2025-26 FY.

Annual Operating Funding Information sourced from OUSD 2025-26 Adopted Budget, June 2025.

\*Educational Expenditures includes the cost of Certified Salaries, Classified Salaries, and Books & Supplies.