

**TAX RATE STATEMENT
CITY OF SAN JUAN CAPISTRANO
MEASURE Y**

**OPEN SPACE, NATURAL AREAS, AND CLEAN WATER
PROTECTION AND PRESERVATION MEASURE**

An election will be held in the City of San Juan Capistrano (the "City") on November 4, 2008, to authorize the sale of up to \$30,000,000 in bonds of the City to finance land acquisition and/or improvements for open space as described in the proposition. If the bonds are approved, the City expects to sell the bonds in one series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the City. The information presented in numbered paragraphs 1-3 below is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California, assuming the bonds are issued in one series.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.504 cents per \$100 (\$35.04 per \$100,000) of assessed valuation in fiscal year 2009-2010.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.504 cents per \$100 (\$35.04 per \$100,000) of assessed valuation in fiscal year 2011-2012.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 3.504 cents per \$100 (\$35.04 per \$100,000) of assessed valuation in fiscal year 2009-2010.

Voters should note that the estimated tax rates are based on the *ASSESSED VALUE* of taxable property in the City as shown on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

The foregoing information is based upon the City's projections and estimates only. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale, the number of series of bonds, and the amount of bonds sold at any given time will be determined by the City based on its need for acquisition and/or improvement funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the City as determined by the County Assessor in the annual assessment and the equalization process.

Dated: August 5, 2008

s/ Cindy Russell,
Treasurer of the City of San Juan Capistrano