

JAN 28 2008

JAN 25 2008

Toni Raymus  
Raymus Homes, Inc.  
PO Box 2188  
Manteca, CA 95336

**Re: Air Impact Assessment (AIA) Application Approval**  
**ISR Project Number: C-20070449**  
**Land Use Agency: City of Manteca**  
**Land Use Agency ID Number: RESIDENTIAL - 544 LOTS**

Dear Mr. Raymus:

The San Joaquin Air Pollution Control District (District) has approved your Air Impact Assessment (AIA) for the following project, Oleander Estates, located at Woodward Avenue, Manteca, California. Pursuant to District Rule 9510, Section 8.4, The District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- A summary of project emissions and emission reductions
- A summary of the off-site mitigation fees
- An approved Monitoring and Reporting Schedule
- An invoice for the project off-site mitigation fees

You did not request a Fee Deferral Schedule (FDS). However, please note that you have 15 days to contact the District if you have any questions about the project emissions estimate or if you wish to propose a FDS.

Please be advised that payment of the attached invoice(s) is due within 60 days or prior to the start of the first activity generating emissions (including but not limited to demolition, grading, etc.), whichever occurs first.

**Seyed Sadredin**  
Executive Director/Air Pollution Control Officer

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061  
[www.valleyair.org](http://www.valleyair.org)

**Southern Region**  
2700 M Street, Suite 275  
Bakersfield, CA 93301-2373  
Tel: (661) 326-6900 FAX: (661) 326-6985

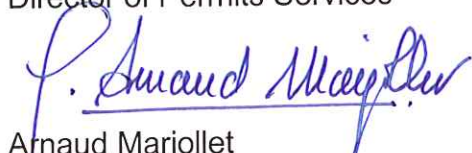
Mr. Raymus  
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If the project changes ownership, it is the original applicant's responsibility to notify the new owner of any Indirect Source Requirements related to the project. The original applicant must complete and file a Transfer of Ownership form with the District within thirty (30) days of the transfer. If a Transfer of Ownership form is not on file with the District, the original applicant remains the responsible party for ISR compliance.

Thank you for your cooperation in this matter. If you have any questions, please contact Mr. Chris J Kalashian at (559) 230-6120.

Sincerely,

David Warner  
Director of Permits Services



Arnaud Marjollet  
Permit Services Manager

AQS: ck

Enclosures:

Off-site Emissions Estimator Worksheet

Fee Estimator Worksheet

Complete Project Summary Sheet & Monitoring and Reporting Schedule

Invoice

Sean Brooks

Off-site Emissions Estimator Worksheet

Applicant/Business Name:	Toni Raymus/Raymus Homes, Inc.
Project Name:	Oleander Estates
Project Location:	City of Manteca
District Project ID No.:	C20070449

Project Construction Emissions									
Phase	Construction Start Date	NOx				PM10			
		Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)
1	10/1/2008	4.6000	4.6000	0.0000	0.9200	0.1800	0.1800	0.0000	0.0810
2				0.0000	0.0000			0.0000	0.0000
3	10/1/2010	4.9600	4.9600	0.0000	0.9920	0.1600	0.1600	0.0000	0.0720
4				0.0000	0.0000			0.0000	0.0000
5				0.0000	0.0000			0.0000	0.0000
6				0.0000	0.0000			0.0000	0.0000
7				0.0000	0.0000			0.0000	0.0000
8				0.0000	0.0000			0.0000	0.0000
9				0.0000	0.0000			0.0000	0.0000
10				0.0000	0.0000			0.0000	0.0000
<b>Total</b>		<b>9.5600</b>	<b>9.5600</b>	<b>0.0000</b>	<b>1.9120</b>	<b>0.3400</b>	<b>0.3400</b>	<b>0.0000</b>	<b>0.1530</b>

Total Achieved On-Site Reductions (tons)		
Phase	NOx	PM10
1	0.0000	0.0000
2	5.7750	3.9000
3	0.0000	0.0000
4	6.1800	4.9200
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
<b>Total</b>	<b>11.9550</b>	<b>8.8200</b>

Project Operations Emissions (Area + Mobile)									
Phase	Operation Start Date	NOx				PM10			
		Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)
1				0.0000	0.0000			0.0000	0.0000
2	4/1/2009	3.9800	3.2100	5.7750	4.1750	1.9800	1.5900	3.9000	6.0000
3				0.0000	0.0000			0.0000	0.0000
4	4/1/2011	4.3460	3.5220	6.1800	4.6850	2.5400	2.0480	4.9200	7.7800
5				0.0000	0.0000			0.0000	0.0000
6				0.0000	0.0000			0.0000	0.0000
7				0.0000	0.0000			0.0000	0.0000
8				0.0000	0.0000			0.0000	0.0000
9				0.0000	0.0000			0.0000	0.0000
10				0.0000	0.0000			0.0000	0.0000
<b>Total</b>		<b>8.3260</b>	<b>6.7320</b>	<b>11.9550</b>	<b>8.8600</b>	<b>4.5200</b>	<b>3.6380</b>	<b>8.8200</b>	<b>13.7800</b>

Total Required Off-Site Reductions (tons)		
Phase	NOx	PM10
1	0.9200	0.0810
2	4.1750	6.0000
3	0.9920	0.0720
4	4.6850	7.7800
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
<b>Total</b>	<b>10.7720</b>	<b>13.9330</b>

Note: TPY = Tons Per Year

# Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	OLEANDER ESTATES
Applicant Name:	RAYMUS HOMES, INC.
Project Location:	WOODWARD AVENUE OLEANDER AVENUE APN(s): 226-170-04, 226-170-05, 226-180-01, 226-180-02, 226-180-07, 226-180-08, 226-180-18
Project Description:	LAND USE: Residential - 52 Acres - Single Family Housing Residential - 239 Dwelling Unit - Single Family Housing Residential - 61 Acres - Single Family Housing Residential - 305 Dwelling Unit - Single Family Housing ACREAGE: 112.45
ISR Project ID Number:	C-20070449
Applicant ID Number:	C-300812
Permitting Public Agency:	CITY OF MANTECA
Public Agency Permit No.	RESIDENTIAL - 544 LOTS

## Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

## Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
CITY OF MANTECA	Woodstoves	0 Wood Stoves	Consolidated Development Review Conditions
CITY OF MANTECA	Wood Fireplaces	0 Fireplaces	Consolidated Development Review Conditions
CITY OF MANTECA	Energy Efficiency	15% above Title 24	Consolidated Development Review Conditions
CITY OF MANTECA	Electrical Outlets	15% Landscape Equipment electrically powered	Consolidated Development Review Conditions
CITY OF MANTECA	Local Serving Retail	Selected	PCD-05-09
CITY OF MANTECA	Jobs to Housing Ratio	1512 Jobs 1184 DU	PCD-05-09
	Bus Service	13 Daily Weekday Busses within 1/4 mile of the site boundaries	
	Streets Design	170 Nodes/square mile	
CITY OF MANTECA	Sidewalk Coverage	100% sidewalks on both sides	Consolidated Development Review Conditions
CITY OF MANTECA	Bicycle Lanes	100% Arterials or Collectors with Bike Lanes	Consolidated Development Review Conditions

Number of Non-District Enforced Measures: 10

## Monitoring and Reporting Schedule - District Enforced Emission Reduction

# Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

**(Monitoring and Reporting Schedule - District Enforced Emission Reduction Measures Continued)**

<b>Enforcing Agency</b>	<b>Measure</b>	<b>Specific Implementation</b>	<b>Source Of Requirements</b>	
<b>Measures</b>				
<b>Enforcing Agency</b>	<b>Measure</b>	<b>Specific Implementation</b>	<b>Measure For Compliance</b>	<b>Compliance Review</b>

There are no District Enforced Measures for this project.