

**Appendix D SJVAPCD Voluntary Emission Reduction  
Agreement Letter**

June 27, 2024

Bobby Gray  
Prologis L.P.  
Pier 1, Bay 1  
San Francisco, CA 94111

**Subject: Voluntary Emission Reduction Agreement for International Park of Commerce Phase 2 Project (PA-2200032)**

**Project Number: 20240171**

Dear Mr. Gray:

The San Joaquin Valley Unified Air Pollution Control District (District) has received correspondence from Prologis L.P. to enter into a Voluntary Emission Reduction Agreement (VERA) for the proposed development consisting of a 5.36 million square foot industrial project on approximately 284 acres (Project). The Project is located at 14320 W Schulte Road in Tracy, CA.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of agricultural equipment with the latest generation technologies.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the proposed project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated.

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

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The District is looking forward to be working with Prologis L.P. in executing a VERA for the Project. If you have any questions or require further information, please contact Michael Corder at (559) 230-5818 or by email at [Michael.Corder@valleyair.org](mailto:Michael.Corder@valleyair.org).

Sincerely,

Tom Jordan  
Director of Permit Services



Mark Montelongo  
Program Manager

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