

Tracy Press

Stan State exploring Pacific Gateway project as possible site for satellite campus

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California State University, Stanislaus, and Ridgeline Property Group announced on Tuesday that they are exploring the possibility of including a campus for Stanislaus State University as part of the proposed Pacific Gateway development south of Tracy.

Pacific Gateway is planned as a 1,577-acre mixed-use development on the north side of State Highway 132 at Interstate 580, mostly between the California Aqueduct and the Delta Mendota Canal. The project includes a 66.5-acre university campus at the north end of the development.

Ridgeline Property Group, in a statement released Tuesday, said that the vision for the Tracy site is to expand academic opportunities for students, support workforce development and foster public-private partnerships in one of California's fastest-growing counties.

The portfolio of programs at the satellite campus will be designed to address regional needs and provide a differentiated experience from programs offered at Stanislaus State's Stockton Campus, with an emphasis on business, agriculture and education and to develop strengths in areas such as cybersecurity and artificial intelligence.

"As one of the top 10 public universities in the country according to the Wall Street Journal's 2025 rankings, Stanislaus State is deeply committed to expanding access and opening doors for the students, families and communities we proudly serve," said Stanislaus State President Britt Rios-Ellis.

"The possibility of expanding to Tracy, with our existing presence in Turlock and Stockton, would provide a three-location solution designed to increase social mobility, fuel economic vitality and cultivate a culturally rich and resilient future for San Joaquin County and beyond."

San Joaquin County Fifth District Supervisor Robert Rickman expressed enthusiasm for the proposal.

"San Joaquin County is rich in resources and is one of the fastest growing counties in the state. This investment would strengthen our education-to-employment pipeline, create and attract sustainable jobs, and support the long-term quality of life for our families. We look forward to partnering closely with Stanislaus State in the months ahead," Rickman said.

Tracy Mayor Dan Arriola issued a statement Tuesday supporting the proposed campus, which is outside of city limits.

“Access to quality public education transforms lives, and this will have a lasting impact for generations to come. We look forward to working with Stanislaus State and Ridgeline Property Group to make this opportunity a reality,” Arriola said in a statement on his Facebook page. “This is incredible news for the City of Tracy, and we look forward to welcoming ‘Stan State – Tracy’ in the near future!”

State Assemblywoman Rhodesia Ransom, whose 13th District includes Tracy, also issued a statement Tuesday morning.

“I am grateful to the Sandhu Family for their generosity in helping close the higher education gap in Tracy,” Ransom said. “As the State representative for the region- and a proud alumna of the CSU system- I know firsthand the life-changing power of higher education. I look forward to partnering with Stanislaus State to make this vision a reality and to expand opportunities that make the dream of college more accessible for families throughout our region.”

CSU Chancellor Mildred García added, “We are thoughtfully and thoroughly exploring this opportunity to expand access to a CSU education in alignment with the area’s workforce and educational needs. This important first step reflects our ongoing commitment to serving the Central Valley and preparing the talent that will power the region’s – and California’s – future.”

Ridgeline Property Group Partner Steve Arthur said that the initiative reflects a shared commitment between the university and the developer to support higher education and economic growth.

“Pacific Gateway, together with the generosity of the Sandhu Family, is honored to develop initial critical infrastructure, donate the University’s innovative inaugural building, situated on a 66 acre site to accommodate over 1.25 million square feet of future growth in a campus setting, and further provide a \$20 million commitment for initial operations to establish a permanent educational presence in Tracy that will extend the University’s reach, uplift the region and augment the transformative power of education in the Central Valley for generations to come.”

The Golden State Logistics Hub, the previous version of Pacific Gateway, dates back to November 2021 when the property owners – including Pinderjit S. Sandhu, Sukhjit S. Sandhu and Karnail Sandhu -- first applied to the county for a general plan amendment and rezoning.

The project re-emerged as Pacific Gateway in 2023 and immediately ran into opposition from neighbors in the rural area, most of them concerned about the loss of farmland that would result from an industrial development, as well as traffic that the new development would bring.

An updated concept was released in January. The specific plan for the project shows the proposed university campus covering 66.5 acres on Chrisman Road on the north side of the Delta Mendota Canal. Most of the rest of the project is planned for industrial development, up to 25 million square feet of limited industrial use. It would also include 160,000 square feet of commercial uses, as well as a new Veterans of Foreign Wars building on Chrisman Road at the north end of the project.

Previously the University of Silicon Andhra of Milpitas had proposed a campus within the Golden State Logistics Hub/Pacific Gateway development. Arthur confirmed that the Stanislaus State proposal replaces the previous University of Silicon Andhra proposal.

The project is now under review with the San Joaquin County Community Development Department, with the draft environmental impact report presently in progress, with no date confirmed yet on when that report will be released. Once that report is complete it will go out for a 45-day public review. Comments on the Draft EIR will be addressed and incorporated into a Final EIR, which will be necessary before the county can take any further action on the project.