

Tracy Press

A conversation grounded in facts — Steve Arthur

Letters to the editor, January 16, 2026

Editor,

Public discussion about major community development projects is important and must be grounded in facts.

Pacific Gateway is a substantially revised, master-planned project shaped by years of refinement, technical analysis, and public input through California's Environmental Quality Act process.

The current land use plan reflects that public input, including the relocation of more than 900 acres south of the Delta-Mendota Canal. Sustainably designed, featuring LEED Certified buildings, Pacific Gateway is a generational development that offers more than industrial uses.

Pacific Gateway incorporates a California State University satellite campus for Stanislaus State, an adjacent business park and retail, a Veterans of Foreign Wars Hall, open space including an 11-acre Gateway Park, and a new fire station to improve emergency response times in South San Joaquin County.

The project will invest hundreds of millions of dollars in infrastructure that benefits the surrounding community, including new roads and signalized intersections, roadway improvements, and a stormwater management system designed to provide flood control while recharging local groundwater.

Independent economic studies estimate that, once fully built, Pacific Gateway and the university would support roughly 23,000 jobs countywide, generate about \$3.6 billion in annual economic activity, and produce nearly \$138 million per year in local tax revenue for schools, public safety, roads, and other essential services in Tracy and San Joaquin County. The initial phase alone is projected to support more than 3,500 jobs and over \$550 million per year in economic activity.

Growth is already coming to this region. The real question is whether it happens in a planned way that brings jobs, education, infrastructure investment, and public revenue or in a fragmented way that delivers none of those benefits.

The public deserves a conversation grounded in the facts of the Pacific Gateway project.

Steve Arthur, Ridgeline Property Group