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COMMITTEES
 CHAIR, BUDGET SUBCOMMITTEE NO. 3 ON
 EDUCATION FINANCE
 BUDGET
 EDUCATION
 GOVERNMENTAL ORGANIZATION
 INSURANCE
 WATER, PARKS, AND WILDLIFE
 JOINT LEGISLATIVE BUDGET

February 23, 2026

Chair Falcon, Vice Chair Cruz, Commissioners, and Executive Director Taylor:
 1120 N Street MS 52
 Sacramento, CA 95814

California Transportation Commission Members,

I am writing to respectfully share my views on two items scheduled for consideration at the March 19–20, 2026 meeting in Los Angeles, California. These agenda items are of significant importance to the residents of Barrio Logan and the broader San Diego region. Given the long-standing community planning efforts tied to these properties and the potential long-term impacts of the Commission’s decisions, I believe it is critical to provide context and clearly communicate the community’s priorities and concerns.

1. Opposition - Proposed Sale of Parcel Located on 2854 Boston Avenue

I write to express my deep concern regarding the proposed sale of Caltrans-owned property to Soapy Joe’s at the intersection of Boston Avenue and South 29th Street in Barrio Logan.

As a lifelong resident of Barrio Logan, and as an elected official representing this community for over 10 years, I am intimately familiar with the long-standing vision residents have articulated for Boston Avenue. The proposed use of this site as a car wash runs counter to that vision and to the community’s clearly expressed priorities.

For years, residents and community organizations have worked collaboratively to address and begin to remedy historic harms in this neighborhood. Auctioning one of the remaining parcels along Boston Avenue for a car-oriented business is both misaligned and unnecessary, and it represents a significant step backward for a community that has long advocated for healthier, community-serving land uses.

At the time of this letter, the City of San Diego has identified an internal zoning error affecting this parcel and is working to correct it prior to the March Commission meeting. The property was incorrectly zoned for commercial use and auctioned as such. Rezoning the parcel to align with the Barrio Logan Community Plan would render the auction inconsistent with both the Community Plan and the community’s long-established land use goals.

While I recognize that the sale has already occurred through a public auction process, I respectfully urge the California Transportation Commission to reconsider this decision in light of the City’s corrective rezoning efforts and the clear inconsistency with the Barrio Logan Community Plan.

2. Support - Proposed Covenant Between the California Department of Transportation and the City of San Diego

I also write to express my strong support for the proposed covenant agreement between the California Department of Transportation and the City of San Diego.

Throughout more than a decade of public service representing this community, I have worked closely with residents to expand access to green space, enhance public safety, and promote healthier public environments in Barrio Logan and surrounding neighborhoods. For far too long, Barrio Logan has borne the impacts of highway infrastructure and heavy industrial uses without receiving equitable public investment.

This covenant represents a meaningful and necessary step toward addressing that long-standing imbalance. I strongly support its approval, as it would mark a critical milestone in advancing Boston Linear Park and delivering lasting benefits to the residents of Barrio Logan.

Thank you for your consideration. I look forward to continued collaboration in support of equitable and community-centered outcomes for Barrio Logan.

Sincerely,



David A. Alvarez
Assemblymember, 80th District



VIVIAN MORENO
COUNCILMEMBER, EIGHTH DISTRICT
CITY OF SAN DIEGO

January 28, 2026

Ms. Clarissa Falcon
Vice Chair
California Transportation Commission
1120 N Street, MS 52
Sacramento, CA 95814

Dear Vice Chair Falcon,

I am writing on behalf of District Eight in the City of San Diego to formally oppose the proposed sale of Caltrans-owned property to Soapy Joe's at the intersection of Boston Avenue and South 29th Street in Barrio Logan.

This proposed use is incompatible with the Barrio Logan Community Plan's long-standing vision for this area. For years, Barrio Logan residents have advocated for green space and community-serving uses on publicly owned land. Public land should serve the public good, especially in communities that have historically been marginalized and disproportionately impacted by industrial development. The introduction of an auto-oriented car wash directly contradicts those priorities and fails to reflect the community's clearly expressed needs.

Introducing a potential auto-oriented commercial use such as a car wash directly conflicts with these goals. It would increase traffic, noise, and pollution in an area that is already overburdened, while undermining community led efforts to create accessible green space for families, youth, and elders.

I urge the California Transportation Commission to not approve this sale and instead work with the Barrio Logan community, local organizations, and the City of San Diego to ensure that this property is used in a way that aligns with the community's long-term vision and needs.

Thank you for your time and consideration. If you have any questions, please feel free to contact me at (619) 236-6688 or at VivianMoreno@sandiego.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vivian Moreno".

Vivian Moreno
Councilmember, District Eight

CC: Chair Darnell Grisby, California Transportation Commission
California Transportation Commission Board



February 9, 2026

California Transportation Commission
1120 N Street MS 52
Sacramento, CA 95814
via email at ctc@catc.ca.gov

Subject: Opposition to the Sale of Caltrans Property on Boston Avenue, San Diego, CA

Dear California Transportation Commission Members,

We are a group of organizational leaders, residents and organizers working to mitigate the harmful health effects caused by historical racist land use policy in our community of Barrio Logan in San Diego.

We are writing to respectfully request that the CTC reject the sale of a Caltrans-owned property located adjacent and to the south of 2854 Boston Avenue, to a private developer for a Soapy Joe's Carwash (see Exhibit A, "Subject Parcel"). This property should be an extension of Boston Avenue Linear Park, as has long been intended and planned for by the community.

Since 2018, we have been working to improve environmental conditions and quality of life for the residents on Boston Avenue, the only area that remained fully residentially zoned when Barrio Logan was industrialized. When Caltrans first announced the sale of the properties across the street from residences and adjacent to Interstate 5 (see Exhibit A, "All Parcels"), Environmental Health Coalition (EHC), Boston Avenue residents, the City of San Diego (City), and Caltrans worked together to remove the plots from the market and instead implement active transportation uses and a park. EHC used funds from the California Strategic Growth Council to advance a community-driven design process; Caltrans invested funds from the Clean California program to begin improvements; and the City negotiated agreements to obtain the property from Caltrans and maintain it in perpetuity.

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Subject: Opposition to the Sale of Caltrans Property on Boston Avenue, San Diego, CA

However, during early discussions with Caltrans regarding the park, Caltrans stated that due to the Surplus Land Act, the Subject Parcel would have to be converted to housing and denied ceding the property to the City as an extension of the park. We were assured that when the property went to market, it would be offered first to the City, then to affordable housing developers, including our partner organization, Tierras Indigenas Community Land Trust.

Dishearteningly, this did not happen. The parcel was auctioned off to the highest bidder to develop another car-centric, polluting business adjacent to the only fully-residentially zoned area in Barrio Logan. This is unacceptable to our community.

Caltrans's previously demonstrated commitment to undo decades of harm in Barrio Logan – through the implementation of Boston Avenue Park, the Reconnecting Communities program, and recent art installation on the 30th Street Pedestrian Bridge – is at risk with the recent auction to Soapy Joe's.

We request that the CTC reject the sale of the subject parcel and work with Caltrans, the City of San Diego and community to implement a community serving use.

Thank you for your consideration. Please feel free to reach out for further discussion to Julie Corrales at juliec@tierrasindigenasclt.org, or Amy Castañeda at amyc@environmentalhealth.org.

Sincerely,

Julie Corrales

Executive Director

Tierras Indigenas Community Land Trust

tierrasindigenasclt.org

Amy Castañeda

Policy Director

Environmental Health Coalition

environmentalhealth.org

Monica D. Hernandez

Executive Director

Chicano Park Museum & Cultural Center

chicanoparkmuseum.org

Hector Villegas

President

Barrio Logan Association

barriologanassociation.org

Dora Mejia

President

All For Logan

allforlogan.com/

February 9, 2026

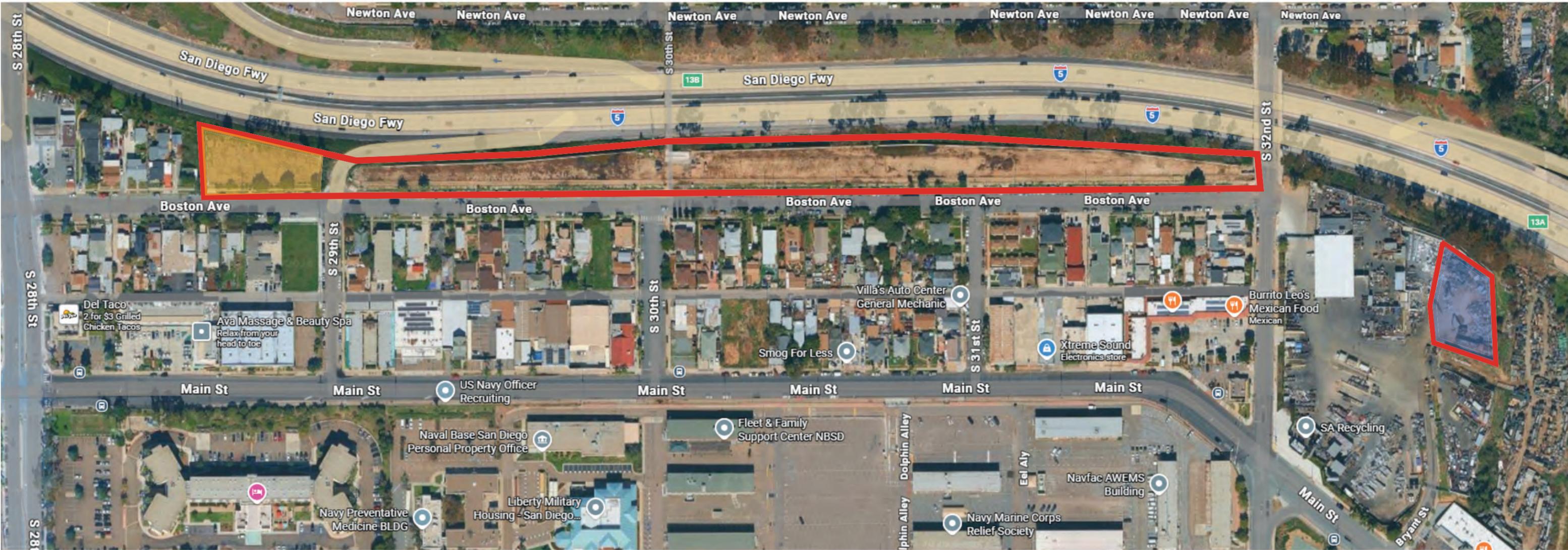
California Transportation Commission Members

Subject: Opposition to the Sale of Caltrans Property on Boston Avenue, San Diego, CA

Encl: Exhibit A, Boston Avenue Caltrans Parcels

cc: Assemblymember David Álvarez, District 80
Mayor Todd Gloria, City of San Diego
Councilmember Vivian Moreno, District 8
Deputy District Director Caridad Sanchez, Caltrans District 11
Tanisha Taylor, Executive Director, CTC
C. Sequoia Erasmus, Associate Deputy Director, Equity and Engagement, CTC
Justin Behrens, Deputy Director, Legislation and Finance, CTC

EXHIBT A BOSTON AVENUE CALTRANS PARCELS



LEGEND

-  ALL PARCELS
-  SUBJECT PARCEL
-  SA RECYCLING

February 10, 2026

Tanisha Taylor, Executive Director
California Transportation Commission
1120 N Street, MS 52
Sacramento, CA 95814
via email ctc@catc.ca.gov

SUBJECT: Sale of Excess Right-of-Way at 2854 Boston Avenue, San Diego, CA

Dear Ms. Taylor:

The City of San Diego respectfully requests that the California Transportation Commission refrain from approving the proposed sale of the State-owned excess right-of-way located south of Interstate 5, north of Boston Avenue, and west of 29th Street at 2854 Boston Avenue within the Barrio Logan Community in the City of San Diego. The excess right-of-way is also located within the state coastal zone. The City's General Plan identifies the Barrio Logan Community as an environmental justice community. The community was bisected by the construction of Interstate 5 and State Route 75. It contains a mix of commercial and industrial uses, which are incompatible with adjacent residential uses.

The City's General Plan and Barrio Logan Community Plan designate this land for future park use. It is the City's understanding that the buyer of the land is seeking to develop the site as a commercial car wash facility. This proposed use would be incompatible with the adopted General Plan and Community Plan land use designation and would directly conflict with the adopted vision for the community. Barrio Logan is an underserved community with a significant and well-documented need for additional park and open space, and the preservation of this land for public use is of critical importance to achieving the General Plan and Community Plan goals and policies.

As part of the Update to the Barrio Logan Community Plan, the land was incorrectly zoned for commercial use – a zone inconsistent with the adopted land use designation. To ensure consistency with the Barrio Logan Community Plan, the City is initiating a corrective rezone of the property to a park zone that aligns with its planned park use designation. This rezone will be presented to the Barrio Logan Community Planning Group on February 18, 2026, followed by a hearing before the City of San Diego Planning Commission on February 19, 2026. The City anticipates City Council consideration of this rezone in March 2026.

Allowing the sale of this property to proceed is problematic for several reasons. First, it would result in the transfer of publicly-owned land to a private entity for a use that was never intended under the adopted community plan, permanently foreclosing an opportunity to provide much-needed park space in Barrio Logan.

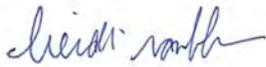
Second, any private development on this site would require a Coastal Development Permit. As part of that process, the City would be required to make findings that the proposed development is

consistent with the Barrio Logan Community Plan—findings that could not be made for a commercial car wash or similar use since those are not uses consistent with its designation for a park. As a result, any private purchaser would likely encounter significant and unanticipated permitting obstacles, including but not limited to amending the General Plan and Community Plan, which would be inconsistent with the General Plan and Community Plan goals and policies, and would not be supported by the City of San Diego.

For these reasons, the City respectfully requests that the California Transportation Commission not approve the sale of the subject parcel at this time. Withholding approval will allow the City to complete its rezoning process, ensure consistency with the adopted community plan, and preserve the opportunity for this land to serve its intended public purpose.

Thank you for your consideration, cooperation, and continued care in stewarding public assets in a manner that serves the long-term interests of California's communities. Please do not hesitate to contact my Deputy Director, Tait Galloway, should you require any additional information at TGalloway@sandiego.gov.

Sincerely,



HEIDI VONBLUM, Director
City Planning Department

HV/tg

cc: Ann Fox, District 11 Director, California Department of Transportation
Casey Smith, Chief Housing & Community Development Officer, Mayor's Office
Walt Bishop, Director of Government Affairs, Mayor's Office
Brittany Bailey, Grants and Special Projects Manager, Mayor's Office
Christopher Ackerman-Avila, Senior Policy Advisor, Mayor's Office
Randy Wilde, Senior Policy Advisor, Mayor's Office
Tait Galloway, Deputy Director, City Planning Department
Seth Litchney, Deputy Director, City Planning Department