



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

## NOTICE OF INTENT

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration for Initial Study #25-0033, Linn Parking & Storage Project, pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

**LEAD AGENCY:** Imperial County Planning & Development Services Department (ICPDS)

**APPLICANT:** Oscar Linn

**PROJECT LOCATION:** 1624 Gateway Rd, Calexico, CA 92231

The project site  is  is not listed on any list under Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The Applicant has submitted requests for Conditional Use Permit #25-0015 and Lot Merger #00165 to continue and expand the operation of a parking and storage facility, including mini-storage units designed to receive packages and boxes on behalf of customers from delivery parcel companies. Said expansion would replace the currently permitted operation under Conditional Use Permit #13-0005. Upon merger, the project site will cover approximately 7.1 acres, comprising contiguous parcels identified by Assessor's Parcel Numbers 059-363-013-000, 059-363-020-000, and 059-363-025-000. Access will remain via Gateway Road. This development is intended to accommodate the growing operational demands of Linn Parking & Storage by increasing parking capacity for commercial vehicles, including long-haul trucks and trailers. The facility is projected to handle around 30 passenger vehicles and 60 trucks entering and exiting daily, with capacity to park up to 60 passenger vehicles and 140 trucks and trailers of various sizes. Operations will run continuously, 24/7, with a staff of approximately eight employees. This expansion is anticipated to improve traffic circulation, reduce congestion within the existing lot, and enhance overall site safety and functionality for both drivers and personnel.

**COMMENT PERIOD:** 06/02/26 to 07/07/26 at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at [ICPDSComentLetters@co.imperial.ca.us](mailto:ICPDSComentLetters@co.imperial.ca.us). Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

**DOCUMENT AVAILABILITY:** All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,



Jim Minnick, Director  
Planning & Development Services

**Cover Sheet  
Assessment Form  
(County of Imperial)**

Initial Study #25-0033 (Linn Parking & Storage Project) Date: 06/02/2026

Project type/name: Conditional Use Permit #25-0015, Lot Merger #00165, Initial Study #25-0033

Applicant's name: Oscar Linn

Applicant's address: 1624 Gateway Rd, Calexico, CA 92231

Name of person preparing Initial Study: Luis Bejarano, Planner II

Signature of person preparing Initial Study:  \_\_\_\_\_

**I. Project Information**

a. Assessor's Parcel Number(s): 059-363-013-000, 059-363-020-000, 059-363-025-000

b. Street address: 1624 Gateway Rd, Calexico, CA 92231

c. Cross street: Meadow Lark Rd

d. Township/Section/Range: Township 17 South, Section 12, Range 15 East, SBBM

e. Project area (acres) : 7.1 Acres

**II. General Plan Consistency**

a. General Plan Designation. Gateway of the Americas SPA

b. Is Project in an Urban area? No

c. Name of Urban area. No

d. Is Project within an adopted Specific Plan area? Yes

e. Name of Specific Plan area. Gateway of the Americas SPA

f. Existing zoning. Gateway Industrial (GI)

g. Proposed zoning, if any. N/A

h. Adjacent zoning. North: GI, South: GI, East: GI and West: GI

- i. Is proposal consistent with the site's existing or proposed zoning? Yes  
\_\_\_\_\_
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes  
\_\_\_\_\_
- k. Is the proposal consistent with a Specific Plan for the area? Yes  
\_\_\_\_\_
- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes  
\_\_\_\_\_
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes  
\_\_\_\_\_

**Comments:** (if any)

None.

---



---



---



---



---



---