

AIRPORT ELEMENT

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I. INTRODUCTION AND PURPOSE

The Airport Element is an optional general plan element which the City of Imperial has chosen to include in the revised General Plan. The Airport Element delineates areas around the Imperial County Airport wherein certain land uses should be restricted or prohibited because of safety factors or excessive noise. The Airport Element also delineates areas around the airport where heights of buildings and structures should be restricted in the interest of safety.

The purpose of the Airport Element is to encourage and support the continued viable operation and use of the Imperial County Airport, while maintaining a balance of new residential, commercial, and industrial development within the City.

Airport Element Goal

Preserve the Imperial County Airport as a viable facility while maintaining a balanced community with new residential, commercial, and industrial development.

Objective No. 1

Restrict noise sensitive land uses and uses which could be hazardous to aircraft operations by appropriate land use planning and zoning techniques.

Policy 1

- A. Restrict new residential development to those areas with less than a 65 db CNEL noise exposure level.

- B. Require residential structures to be noise attenuated when constructed within the airport planning area to reduce interior noise levels to 45 db CNEL or below.
- C. Restrict noise sensitive uses such as schools, churches, hospitals, and convalescent homes to areas with less than a 65 db CNEL noise exposure level, and require these structures to be noise attenuated when constructed within the airport planning area, in order to reduce interior noise levels to 45 db CNEL or below.
- D. Encourage the development of commercial and industrial uses on those lands bordering the airport property.
- E. Require aviation easements to be granted whenever residential projects are constructed within the airport planning area.
- F. Encourage the County to establish runway 8/26 as the calm wind runway thereby reducing noise impacts to residences in the northwest areas of the City.
- G. Encourage the County to restrict touch and go takeoffs and landings to runway 8-26 thereby decreasing low altitude aircraft overflight impacts to populated areas in the northwest section of the City.

Objective No. 2

Encourage compatible commercial and industrial development on and in the

immediate vicinity of the airport.

Policy 2

- A. Promote the expansion of the general dynamics plant as a compatible airport use.
- B. Promote the continuing development of commercial and industrial uses west of La Brucherie Road and north of Aten Road, adjacent to the southwestern boundary of the airport.
- C. Promote the development of new commercial and light industrial uses on the northeast corner of Aten Road and Highway 86.

Objective 3

Minimize exposure of the public to aircraft generated noise to the extent feasible.

Policy 3

- A. Request the County to develop, publish, implement, and enforce noise abatement procedures for all aircraft operating at the airport between the hours of 10:00 p.m. and 6:00 a.m.
- B. Request the County to implement rules and regulations restricting agricultural aircraft takeoffs and landings to runway 8/26 in order to minimize exposure of the public to aircraft generated noise.

- C. Request the County to implement rules and regulations restricting touch and go landings to runway 8/26 when wind conditions permit, thereby decreasing exposure of the public to excessive frequent intervals of aircraft noise.

Objective 4

Encourage the County of Imperial to continue to explore the concept of a new Regional Airport.

Policy 4

- A. Pass a City Council resolution supporting the concept of a new regional air carrier airport in the outlying County area where the public will not be exposed to noise and safety hazards.

Objective 5

Preserve the area west of runway 8/26 as permanent agricultural open space.

Policy 5

- A. Discourage annexation of property west of Austin Road which is proposed for urban development.
- B. Request the County to designate the area west of Austin Road as agricultural preserve open space.

Objective 6

Enforce Federal Aviation Administration Part 77 requirements for height limitations of buildings and structures.

Policy 6

- A. Deny building permits for buildings and structures that exceed Part 77 height requirements unless the FAA has stated in writing that the proposed use is not considered a hazard to aircraft operations.
- B. Request the County to enforce FAA Part 77 height regulations in unincorporated areas near the airport.