



SAN DIEGO ASTRONOMY ASSOCIATION

Celebrating 40 Years of Astronomical Outreach

SDAA PRIVATE PAD SITE DEVELOPMENT AND USE REGULATIONS

The following are the regulations for the development and use of a pad site. The member is responsible for adherence to these regulations. The SDAA Board of Directors will designate a single point of contact for the member for questions of development and use. The SDAA Board of Directors reserves the right to amend this document, with sufficient notice to the members at large, at any time.

1. DEVELOPMENT

- Plans for brush clearing, grading, construction, electrical work, etc., shall be submitted to the SDAA Board of Directors through the Private Pad Chairperson, and approved by the Board of Directors at a board meeting prior to any work being done. This applies to both new development and remodeling. The Private Pad Chairperson will assist with approval from the other pads; make sure all drawings are in the package, etc. It also ensures that he/she has copies of what is submitted to the BOD for club records.
- All electrical shall meet local code requirements and shall be inspected by the club-designated electrician. Only the club-designated electrician is permitted to make final connection of the pad's electrical service to the grid.
- Any electrical wiring installed in a cabinet or structure must have an external disconnect switch or breaker or the box must be left unlocked and accessible in case of emergency or for inspection.
- Pads are a maximum 10 ft diameter or 10 ft by 10 ft square with a maximum height of 1 ft above mean ground level. To the extent possible, it shall be centered on the surveyed stake.

- Brush removal shall be kept to a minimum with no extensive cutting more than 3 ft beyond the edge of the pad. No brush shall be removed for parking or tents.
- With the exception of temporary observatories (see below), the maximum height of any construction (piers, cabinets, etc.) will be 6 ft above the level of the pad.
- Improvements to the pads shall not be constructed so as to be permanent. Wind breaks, tables, walkways, etc., that are removable, neat, and do not constitute a fire hazard are allowed. Roofs are not authorized on pads.
- The decision of the Board of Directors will be final on all questions of pad construction and improvement.
- Failure to comply with these regulations can result in the removal of the improvements at the member's expense and loss of use privileges.
- Temporary Observatories: The Board of Directors has approved temporary observatories for use on the private pads, with the following restrictions.

The temporary observatory shall be no higher than 9 feet, to include the concrete footing. Placement of temporary observatories shall not impede the observing view of neighboring pad lessees. Note: When considering the placement of a Temporary Observatory on the Private Pad Site, consider your neighbor's view. All Temporary Observatory placements must be submitted to the Board of Directors in writing for approval. Conformance with the terrain and impacts to the horizon are to be addressed in the Architectural Submittal.

- The Architectural Submittal shall include as a minimum:
 - Written description of the proposal and its impacts to the horizon.
 - Site Plan to scale
 - Scaled floor plan of the proposed construction
 - Elevation with dimensions
 - Modeled after the Coast Commission's requirements for coastal building, applicants will place a temporary frame consisting of 1X2's or PVC pipe for a period of 30 days to simulate the obstruction the proposed Temporary Observatory will create upon installation.
 - Signed consent statements from all neighboring (adjacent and opposing as a minimum) pads within 50 feet of the proposed facility. The Board reserves the right to make final approval or disapproval.
 - Photographs are encouraged.

2. PAD USE

- Use of the pad site shall be demonstrated in a manner to be set by the Board. Use of the pad site will be granted through the issuance of a Lease (see below). Use of the pad site shall be demonstrated no fewer than four (4) times per year; if the member fails to meet the minimum use requirement, the Board may not renew the lease for the next year. The member shall be responsible for demonstrating use by logging each visit in the Private Pad Use Log, located in the Lipp Observatory Warming Room, on the day of their visit. Members not meeting the annual minimum use requirement shall advise the Board of the reasons for non-use for consideration toward renewal of the lease.
- A member who allows another member to use his pad is credited that usage towards his minimum use requirement as long as the use is recorded in the logbook per above.
- Parking shall be limited to one (1) vehicle per pad site to avoid congestion on the pad site roads. Vehicles should be parked in a manner so as to prevent blockage of the roadways when possible. Vehicle size should be considered.
- Motor homes and trailers shall be parked in the overflow parking of the public pad area.
- All Tierra Del Sol Observing Site Rules apply to the use of a private pad site.
- Extended Stay. The SDAA's major use permit and insurance for the TDS property prohibit onsite residency. As such, members are limited to a maximum of two weeks stay three times per year, with subsequent two-week stays separated by a minimum of one week (they cannot run back-to-back). All supplies, tents, boxes, scopes, etc., shall be removed from the pad when vacated. Pads shall be kept neat, tidy, and in good order. The appearance of permanent residency will not be tolerated.

3. PAD LEASES

- Leases for private pads are issued by the Board of Directors for a period of one year (Grandfathered Pads are exempt, see below). On an annual basis, the Board will renew the lease on the renewal date if all conditions of the lease are demonstrated.

- Grandfathered Pads are those pads issued to members prior to the SDAA's enactment of the private pad yearly lease program. Those members paid a one-time fee for a transferrable "lifetime" lease of the pad. These Grandfathered Pad leases can be sold by the lessees to other SDAA members in good standing, however, all sales must have prior approval by the Board, and the SDAA has first right of refusal of purchase of any Grandfathered Pad sale. It is the goal of the SDAA to have all Grandfathered Pads transition to the yearly lease program. Grandfathered Pads are subject to all other private pad development and use rules and regulations.
- Pad lessees are required to maintain a CONTRIBUTING membership in and be members in good standing of the SDAA to maintain their pad lease. Any developments or improvements to the pad revert to the SDAA within 30 days (as determined by the Board) after the termination of membership or death of the member unless transferred to another member. The SDAA is not responsible for notifying the heirs or executor.
- Due to SDAA's limited number of private pads and resources and the large size of the association, members cannot maintain ownership, partnership, or use privileges of any kind in one of the seven private observatories while holding a private pad lease. Entry by a pad lessee into an ownership, partnership, or use privilege in a private observatory will require immediate forfeiture of the private pad so it can be made available to other members on the private pad waiting list, and the lessee will have thirty days to remove personal items.
- Upon request, transfer of leases shall be at the approval of the Board. The Board will maintain a waiting list for pad sites.