

## **Piedras Blancas Light Station Association Minutes**

Zoom Meeting at 6:00 p.m.

August 24, 2022

**Present:** David Cooper (Chair), Harry Thorpe (Vice-chair/Treasurer), Sharon Flaherty (Secretary), Scot Addis, John Brass, Jim Harris, Gary O'Neill, Ryan Cooper (BLM), John Hodge (BLM), Cressant Swarts (Gift Shop Manager)

**Absent:** Jodie Nelson (BLM)

David Cooper called the meeting to order at 6:01 p.m. David welcomed new board member Scot Addis. Attendees briefly introduced themselves.

The agenda was approved by consensus.

### **Reports:**

1. Secretary's Report (Cressant Swarts) – See Appendix 1. The minutes of the July 27, 2022, meeting was approved by consensus.
2. Financial Status and Treasurer's Report (Harry Thorpe) – See Appendix 2. July was a very good month, and the gift shop did very well. Investments have recovered more than half of what was previously lost. Harry gave a brief overview of the association's finances for Scot. The association has several investment accounts with Fidelity and takes a conservative stance on investing, with a 7-8% yearly increase. Scot asked if capital budgeting was separate from operating budget, and Harry explained the co-op agreement with BLM that pays for capital projects. Harry also noted that the co-op agreement ended on August 21; final reporting and reimbursement is in progress. There has not yet been a call for applicants for a new agreement.
3. Gift Shop Report (Cressant Swarts) – See Appendix 3. July was a good month for the gift shop, and the profit margin increased over the previous month. Harry explained that the gift shop revenue in his report is based on when the money from sales is deposited in the bank, while the gift shop report is based on when the sales were made; there can be a delay in depositing funds around the end of the month.
4. BLM Update (Ryan Cooper) – See Appendix 4. The parking lot contract has been awarded, though a timeline has not yet been determined; construction will disrupt tour parking for approximately a week. The funding request for the restroom will be submitted early in the next fiscal year.

Harry and Ryan suggested accepting the lower of the two bids received for completing the lighting in the Fog Signal Building; supplies are estimated at \$15,000 and labor at \$10,000, with an estimated total of \$26,000, including a margin for additional outlets. Harry made a motion for the association to pay for the cost of completing the lighting in the Fog Signal Building, at an estimated cost of \$26,000. Jim seconded. Motion passed unanimously. There is not yet a timeline. The suggestion was made to have a celebration for the completion of the Fog Signal Building when the work is done, inviting donors such as the Hind Foundation.

Ryan will reach out to BLM engineers for an update on the tower proposal. He will ask for a timeline on their decision.

The next hike-in will be on August 31. There will be a volunteer summit on Wednesday, September 14 at 10 a.m. Ryan will serve pancakes and thank the summer volunteers who put in extra effort; there will also be an opportunity for David to update the volunteers on the PBLSA's activities and encourage membership. School tours will start again on September 16 and 23.

Katelyn's last week is next week. A full-time interpretive park ranger will be interviewed soon, with a decision planned for the third week of September. Jodie will be back at the light station from her detail next week.

5. Tower Report (Jim Harris) – See Appendix 5. The submission of the geotechnical testing proposal from Yeh to BLM will complete the three projects relating to the tower that were included in January's Shoreline proposal: external material testing of the tower, geotechnical testing of the foundation, and replacement of one of the windows. Yeh's proposal for geotechnical testing would require an estimated 10 weeks and cost \$34,583. Bruce has reviewed the proposal and is satisfied it will provide the necessary information. Jim made the following motion: The PBLSA Board accepts the proposal of 8/10/22 from Yeh and Associates, Inc. for the geotechnical testing as they specified with the understanding that all three of the pre-construction tasks will be considered for funding approval after completion of their review by the BLM. The board briefly discussed the wording of the motion and how the proposal would be added to the previously submitted Shoreline proposal. Ryan and John Hodge agreed that Yeh's proposal can be sent to BLM engineers as is. David called for a vote on the motion, which passed unanimously.

Shoreline and Wellsona are working on proposal for reconstruction of the top three levels of the tower; they will resume work on this proposal after their work on the lens enclosure concludes. The proposal will be reviewed by a materials expert at the Architectural Resources Group in San Francisco before submission to the board. At that point, all pieces of the tower reconstruction plan will be in place, pending approval by BLM.

6. Underground Utilities Report (Jim Harris) – See Appendix 6. There are no changes in status. Connected Energy is ready to give a presentation to the board but understands that there are many other projects in progress.
7. Capital Campaign/Grants Report (Jim Harris/Harry Thorpe) – See Appendix 7. Jim recommends beginning capital campaign planning by the end of the year. The designs for the restoration of the tower should be complete and hopefully approved. The board will have a better sense of the costs needed and can set a fundraising goal. Sharon suggested using the celebration for the completion of the Fog Signal Building as a starting point for the capital campaign.
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty) – No report.
9. Victorian Keepers Cottages Workgroup Report (David Cooper) – No report.

#### **Old Business:**

1. Fresnel Lens Update (David Cooper) – See Appendix 8. Scot will be the future point person for lens and enclosure updates. David reported that the Coast Guard objected to the stakeholder

group's short-term plan to repair the enclosure and wants to dismantle the lens for storage while a long-term plan is determined. David, Scot, and other members of the stakeholder group drafted a response to the Coast Guard and met today with Representative Carbajal and Supervisor Gibson to discuss the issue. Supervisor Gibson will submit the response to the Coast Guard and set up a follow-up meeting. Representative Carbajal is in favor of the short-term plan; he chairs a committee that oversees the Coast Guard. Supervisor Gibson proposed that his office create a MOU among the stakeholder groups to spell out responsibilities relevant to short-term and long-term planning. This would also clarify timelines and identify a lead agency for contact with the Coast Guard.

Scot said the response to the Coast Guard is focused on the technical elements, which will make it a compelling argument. Scot previously served in the Coast Guard and has contacts who may be able to provide assistance.

There was discussion on what impact a MOU would have on the BLM and PBLSA's role in the stakeholder group. If BLM has a formal involvement, established in the MOU, then PBLSA as a support organization can also have a more official involvement.

There was also discussion on whether BLM can take possession of the lens; John Hodge explained that BLM has no facility able to accept the lens, whether intact or in storage, as the same criteria for climate control, etc. still apply.

2. Boundary Fence Update (Gary O'Neill) – Gary, Ryan, and John Brass are pursuing bids on pressure-treated wood for the boundary fence instead of vinyl. One estimate was \$35,000, which is comparable to the lowest price quoted for the vinyl fencing. With lag-bolts, the estimate increases to \$42,000. Ryan is investigating what will be necessary from an archaeological perspective, as the pressure-treated fence would require digging post holes. Surveyors have found no records of the historical fence line other than the markers at either end.

David asked Gary to put together a report with the options and propose a motion for the board's approval in the next month or two.

### **New Business:**

None.

### **Discussion Items:**

None.

David Cooper adjourned the meeting at 7:28 p.m.

Minutes recorded by Cressant Swarts.

Minutes checked by Sharon Flaherty (Secretary) on 9/10/22.

## **Appendix 1: Secretary's Report 8/24/22 – Cressant Swarts**

### **Piedras Blancas Light Station Association Minutes**

Zoom Meeting at 6:00 p.m.

July 27, 2022

**Present:** David Cooper (Chair), Harry Thorpe (Vice-chair/Treasurer), Sharon Flaherty (Secretary), John Brass, Jim Harris, Gary O'Neill, Ryan Cooper (BLM), Cressant Swarts (Gift Shop Manager)

**Absent:** Jodie Nelson (BLM), John Hodge (BLM)

David Cooper called the meeting to order at 6:02 p.m.

In Old Business item 2. Nomination of New Board Member, etc., note that a memo was previously distributed to the board via email. The agenda was approved by consensus with this addition.

#### **Reports:**

1. Secretary's Report (Cressant Swarts) – See Appendix 1. The minutes of the June 22, 2022, meeting was approved by consensus.
2. Financial Status and Treasurer's Report (Harry Thorpe) – See Appendix 2. The gift shop has been doing well, though there was a small overall loss due to the six-month depreciation and slightly higher printing costs for the Beacon. The fluctuating market has had significant impact on the PBLSA's investments, though there has been some recovery.
3. Gift Shop Report (Cressant Swarts) – See Appendix 3. Net sales for the gift shop continue to be significantly higher than the same month in the previous year, as is the biannual total. The percentage profit, however, dropped from 37% in May to 31% in June. Harry explained that the historical average is around 34-35%. Cressant has identified more items where the prices can be increased to offset rising costs from vendors. The hike-in event earlier in the day resulted in \$840 net sales and \$300 in donations in the gift shop.
4. BLM Update (Ryan Cooper) – See Appendix 4. Ryan deferred to David's report on the lens; BLM is participating in meetings as an observer only.

Bids for the work on the parking lot are due on August 3. Funding for the restroom project will be requested in the new FY starting in October. Two contractors have bid on lighting for the Fog Signal Building; John Brass suggested another electrician, who Ryan will contact. When final proposals are received, the board will vote via email to approve funding.

There were an estimated 150 participants in the hike-in earlier today; attendees reported they heard about the event from many different marketing angles. A volunteer summit/end of summer celebration is scheduled for Wednesday, September 14; David will prepare a short presentation to update volunteers on the board's activities.

There have been good numbers for tours. Ryan expressed his thanks to the volunteers who have dedicated their time and energy to tours this summer, especially those who have committed extra days. Jodie's detail has been extended for 30 days; she is scheduled to return to the light station in early September. Katelyn has been a great help, and BLM employees from the Bakersfield office have also been assisting, especially for today's hike-in. Advertising

for the permanent ranger position has closed, and Ryan expects to see the list of candidates next month.

5. Tower Report (Jim Harris) – See Appendix 5. The proposal for the geotechnical work on the tower by Bruce Elster of Shoreline and Judd King of Yeh should be received soon; the board may hold an electronic vote if the proposal is received between meetings. The next step would be to submit the proposal to BLM; the original Shoreline proposal included the geotechnical testing, and this proposal will supply the necessary details and estimates. Bruce and Dan have suspended work on their proposal for the tower top restoration due to their work on the lens enclosure.
6. Underground Utilities Report (Jim Harris) – See Appendix 6. No change to the status of the project.
7. Capital Campaign/Grants Report (Jim Harris/Harry Thorpe) – See Appendix 7. David Cooper applied for and received a \$5,000 grant on behalf of PBLSA from SLO County for part of the cost of Bruce and Dan's work to determine the condition and necessary repairs for the lens enclosure.
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty). No report.
9. Victorian Keepers Cottages Workgroup Report (David Cooper). No report.

#### **Old Business:**

1. Fresnel Lens Update (David Cooper) – See Appendix 8. David and Scot Addis met with Bruce Elster of Shoreline and Dan Murphy of Wellsona regarding their work to determine the cost and feasibility of repairing the lens enclosure. David forwarded the proposal to the board, which voted via email to pay \$10,200 for their services. David applied and received a grant from SLO County through Supervisor Gibson's office for \$5,000; the paperwork is in progress. Bruce and Dan proposed two alternatives; the stakeholder's group will consider the options and submit their preferences to Supervisor Gibson's assistant; on reaching a consensus, a cost estimate will be prepared. There was discussion on the role of the Coast Guard and how the PBLSA can contribute toward the preservation of the lens within the limited scope of its charter to support BLM.
2. Nomination of New Board Member, the Nominating Committee (Gary O'Neill/Sharon Flaherty) – Gary O'Neill made a motion to nominate Scot Addis to be considered and voted on as a board member. Sharon Flaherty seconded. The board discussed the information received by the nominating committee. Scot Addis is a member of the stakeholder group working on the preservation of the lens; he is involved in the Lions and the Pinedorado Foundation, as well as Friends of the Elephant Seal. David Cooper called for a vote; the board voted unanimously to approve Scot Addis as a new board member.

There was additional discussion on refining the procedures to nominate new board members. Jim suggested circulating the potential new member's letter of intent for the board's review before the meeting when the vote will take place.

#### **New Business:**

1. Boundary Fence Update (Gary O'Neill) – Gary summarized the history of the boundary fence from its construction in 1876 to its replacement by barbed wire in 1950. There were plans in 2015 to restore the appearance of the original fence, but funding fell through.

Gary has received two bids from companies that install vinyl fencing, which could be put into the same holes as the existing fence and provide a good visual facsimile for a lower cost than the materials used for the original fence. Bids ranged from \$37-45k for a vinyl fence 5 boards high with 8-foot posts that would be sunk 3 feet into the ground; the appearance would match that of the white entry gate. There was discussion on the estimated 10-year lifespan of the vinyl fencing, and other potential materials, including galvanized rather than steel pipes or a composite material rather than vinyl. Gary also suggested the possibility of only installing the vinyl fence where it is visible from the road and the Boucher Trail, which would cost an estimated \$12.5k. Gary and Ryan will continue to investigate options and report back to the board with a recommendation.

2. Fall fundraiser with Harmony Cellars (Cressant Swarts) – Cressant has been working with Erin Martin of Harmony Cellars to organize another Dinner and Libations for the Station fundraiser this fall. It will be on Saturday, October 1, from 4 – 6:30 p.m. Harmony has contracted for the menu, music, and a potential beer donation. They will have staff to do the pouring at the event, while the light station will handle setup and the silent auction. The two previous events with Harmony each resulted in approximately \$5,000 for the light station. Donations for the silent auction are welcome, as is assistance connecting us to potential donors. Please let Cressant or Ryan know if you have any suggestions.

**Discussion Items:** No discussion.

David Cooper adjourned the meeting at 7:51 p.m.

Minutes recorded by Cressant Swarts.

Minutes checked by David Cooper (Chair) and Sharon Flaherty (Secretary) on August 20, 2022.

## Appendix 2: Treasurer's Report 8/24/22 – Harry Thorpe

### TREASURER'S REPORT for July 2022

<b>1. OPERATIONS INCOME:</b>	Last Month: \$12,076.60*	YTD: \$50,080.14
<b>PROFIT:</b>	Last Month: \$3,282.79	YTD: \$5,389.95
<b>MECHANICS BANK OPERATIONS:</b>	\$11,360.44	
<b>TOWER RESTORATION FUND BALANCE:</b>	\$13,660.03	
<b>BLM SUPPORT EXPENSE:</b>	Last Month: none	YTD: \$1,440.68
<b>BALANCES:</b>	P.P. Bank: \$999.00	ASAP: \$18,465.18

\* Gift Shop: \$10,108.60

### 2. INVESTMENT BALANCE – FIDELITY INVESTMENTS

<i>Month</i>	<i>Beg Bal</i>	<i>Market Chg</i>	<i>Div/Int</i>	<i>Deposit</i>	<i>W/D</i>	<i>Ending Bal</i>
<b>July 2022</b>	625,158.94	26,912.15	1,133.08	--	--	653,204.17
<b>June 2022</b>	660,771.95	<41,068.41>	5,455.40	--	--	625,158.94
<b>May 2022</b>	652,743.78	7,151.18	876.99	--	--	660,771.95

### 3. OTHER:

- Reviewed transactions for June/July. Made minor adjustments.
- Filed and paid second quarter sales tax.

*Harry M. Thorpe, Jr.*  
*Treasurer*

### Attachment 3: Gift Shop Report 8/24/22 – Cressant Swarts

Monthly net sales continue to increase over previous years, though the increase for July is lower than in May and June. The July profit percentage, however, has increased over the previous two months (37% and 31%). These changes may reflect recent increases in gift shop prices, though it is too soon to see if there is a pattern.

#### July Gift Shop Revenue

On-site sales	\$9,235.94
Website sales	\$0
<b>Total</b>	<b>\$9,235.94</b>

#### July Gift Shop Profit

Cost of Goods Sold*	\$5,654.65
Profit	\$3,581.29
<b>Percentage</b>	<b>39%</b>

*\*includes cost, scrap, inventory shortages, taxes, and shipping for website sales*

### NET SALES COMPARISONS

*Shaded month indicates lower sales than that same month last year. Figures include website as well as on-site gift shop sales starting in 2021. Excludes donations, memberships, and engraved bricks.*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	1,798	2,609	2,830	1,988	2,142	2,586	4,861	3,410	2,716	2,647	1,930	2,103
2017	2,196	1,461	2,678	3,909	2,864	3,350	4,666	3,701	2,218	3,022	2,793	3,491
2018	3,077	3,094	3,104	3,316	3,133	3,707	6,225	4,157	3,383	2,552	1,597	1,730
2019	1,015	1,605	2,565	3,350	3,641	4,665	6,804	4,722	2,070	3,656	2,717	3,719
2020	2,202	2,764	1,653	215	164	189	524	244	136	56	220	376
2021	108	1,291	2,198	3,723	4,276	5,363	8,469	7,588	4,238	5,383	3,474	2,265
2022	2,636	3,290	4,410	4,404	6,384	7,593	9,236					

*Government shutdown affected Dec 2018 and COVID-19 affected 2020/2021 beginning on March 19, 2020.*

### Yearly Net Sales Comparisons

	Jan - Jun	TOTAL
2016	\$13,953	\$31,620
2017	\$16,458	\$36,349
2018	\$19,431	\$39,075
2019	\$16,841	\$40,529
2020	\$7,187	\$8,743
2021	\$16,959	\$48,376
2022	\$28,717	



## Appendix 4: BLM Update 8/24/22 – Ryan Cooper

### Lens

Discuss during the Lens Report

### Parking Lot Redesign / Restrooms

The parking lot is moving forward. The BLM engineer will be out on Tuesday to help flag the parking lot. The contract should be awarded this week sometime and then it is just up to me and the contractor to schedule. The main parking lot will need to be closed for about a week and we will need to park tours on state parks property outside the white gate. I will be submitting the PR for the restroom early next fiscal year.

### FSB Lighting

Harry and I should have recommendations for the board to vote on by meeting time.

### Tower

No Updates from BLM

### Hike In Tours

First hike in tour went great. The next one is next Wednesday

### Special Event:

Hike-in Tours

Volunteer Summit

Cayucos Elementary School

August 31<sup>st</sup>

Sept 14 @ 10 a.m. Brunch will be provided

Sept 16 and 23

### Tour Numbers

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022
October	637	605	516	500	506	441	535	22	552
November	622	503	474	357	523	433	334	56	350
December	404	464	426	273	829	251	518	0	208
January	661	731	623	266	608	0	715	0	300
February	573	570	572	284	780	318	578	108	
March	696	754	560	502	662	784	185	160	
April	663	616	581	666	684	790	0	399	
May	432	629	352	572	362	555	0	446	452
June	658	916	521	787	732	698	0	643	661
July	1178	990	850	1125	1169	1085	0	972	881
August	985	809	693	836	1001	819	0	834	634
September	601	481	442	437	591	374	0	547	
Total	8110	8068	6610	6605	8447	6548	2865	4166	

\*partial

## **Appendix 5: Summary of Tower Top Project 8/24/22 – Jim Harris**

The proposal for the geotechnical task for the tower defined by Bruce Elster of Shoreline Engineering was submitted by Judd King of Yeh to Bruce on 8/10/22. A brief summary of the proposal is that its scope of work consists of six items: 1. Project Initiation/Field Work Coordination/Safety, 2. Geophysical Survey subcontracted to Advanced Geoscience, Inc for seismic measurements and ground penetrating radar measurements, 3. Exploratory Test Pits working with Dan Murphy of Wellsona, 4. Laboratory Testing on rock and soil samples, 5. Geotechnical Report with recommendations, and 6. Final Geotechnical Report. The estimated fee is \$34,583 and the overall schedule is estimated to be two weeks for field work, then six weeks for draft report, and then two weeks for final report, for about eight weeks overall. The proposal is inserted below.

Based upon the fact that the other two tasks (exterior material testing and south window rehabilitation) have been bundled together for the BLM to review with SHPO and other agencies, it is recommended that this geotechnical task be added to the bundle for the BLM for complete review of the three pre-construction phase tasks. Therefore, the following motion is submitted for the Board's consideration:

**MOTION:** The PBLSA Board accepts the proposal of 8/10/22 from Yeh and Associates, Inc. for the geotechnical testing as they specified with the understanding that all three of the pre-construction tasks will be considered for funding approval after completion of their review by the BLM.

The proposal for the tower top restoration being prepared by Bruce Elster of Shoreline Engineering and Dan Murphy of Wellsona has been deferred due to their work for the rehabilitation planning for the Lens enclosure in Cambria. It is brought to the Board's attention that after the completion and submittal of this tower top restoration proposal, along with the three task proposals under review by the BLM, there will be sufficient engineering work documented to begin construction rehabilitation work for restoring the tower. In summary, the Board should have sufficient information to specify a capital campaign to complete the rehabilitation of the tower, truly a "shovel ready construction project".

August 10, 2022

Proposal No. 222 084

Piedras Blancas Light Station Association  
P.O. Box 127  
San Simeon, California 93452  
Attn: Mr. James Harris

**Subject: Proposal for Geotechnical Services, Piedras Blancas Light Station Seismic Retrofit, 15950 Cabrillo Highway (Highway 1), San Simeon Area of San Luis Obispo County, California**

Dear Mr. Harris:

Yeh and Associates, Inc. is pleased to submit this proposal to provide geotechnical services as input to the seismic retrofit project for the historic Piedras Blancas Light Station in San Luis Obispo County, California. This proposal was prepared in response to our site meeting on June 14, 2022, and subsequent emails and phone calls. We understand the Piedras Blancas Light Station Association (PBLSA) plans to work in collaboration with the Bureau of Land Management (BLM) to seismic retrofit the main light station structure.

Mr. Bruce Elster, P.E. of Shoreline Engineering has developed a preliminary seismic retrofit plan that includes augmenting the existing foundation of the structure. This will likely include excavating a trench around the base of the structure to the depth of the existing foundation and adding a reinforced concrete collar foundation. Yeh and Associates will prepare a *Geotechnical Report* for the project. Our scope of services will include subsurface exploration, geophysical surveys, laboratory testing, analyses and report preparation in support of Shoreline Engineering's structural retrofit design.

#### **Scope of Services**

Yeh's scope of services will include the following:

- 1. Project Initiation/Field Work Coordination/Safety.** Consult with the design team to initiate the project, collect background geotechnical information from the site that may be pertinent to the geotechnical evaluation, coordinate site access for excavation and geophysical subcontractors, schedule field work, and review the scope and schedule for geotechnical services with the team. This proposal assumes that site access and any permits, biological or cultural resource monitoring required for the field services will be provided to us. Yeh will prepare a health and safety plan for the field work. Yeh will also prepare a Proposed Field

Exploration Memorandum that describes our proposed field work for use in obtaining access and approval by representative agencies such as the light station owner (BLM).

2. **Geophysical Survey.** Coordinate and support a geophysical survey to supplement subsurface data obtained from the test pit exploration program. Geophysical services will be subcontracted to Advanced Geoscience, Inc. (AGI) of Palos Verdes, California. The survey will consist of seismic refraction lines and seismic shear wave velocity measurements (Vs30) using multichannel analysis of surface waves (MASW) methods to estimate the underlying bedrock surface depth and estimate design shear wave velocities for seismic characterization. Three seismic refraction lines are planned (two 90 foot long lines and one 240 foot long line). The approximate orientation and locations of the seismic lines are shown on the attached Plate 1 of the Proposed Field Exploration Plan. Geophone receivers will be placed in the ground at select intervals along the lines to record seismic waves initiated with a handheld sledgehammer and strike plate. The sledgehammer impact will sound similar to a hammer driving in a metal fence post. AGI will also use ground penetrating radar (GPR) to scan with a 200 MHz system around the light station foundation. The GPR scan results will be used to evaluate the scanned area for voids and inconsistencies within the backfill placed around the existing foundation. GPR will also be used on the light station structure floor to estimate the thickness of the foundation and the approximate location of reinforcing steel. The data collected will be summarized and included in a comprehensive report as an appendix to Yeh's *Geotechnical Report*.
3. **Exploratory Test Pits.** Log two exploratory test pits that will be excavated adjacent to the light station foundation. The test pits will be excavated by Mr. Dan Murphy of Wellsona Iron and Engineering using a mini excavator. We have included Wellsona Iron's cost in our fee estimate. The test pits will be excavated to expose the foundation and the underlying soil and bedrock, if encountered. Pits are anticipated to be up to approximately 5 feet deep and have a footprint of approximately 3 feet square. Soil and rock samples will be collected for laboratory testing. The test pits will be backfilled with the excavated material and compacted with handheld equipment.
4. **Laboratory Testing.** Yeh will perform various laboratory tests on collected rock and soil samples. Tests will be performed for classification, unit weight, expansion index, and point load index of rock samples..



**5. Geotechnical Report.** Yeh will compile the data obtained and prepare a *Geotechnical Report* for the project. The report will provide geotechnical input for the proposed seismic retrofit. The report will be submitted as a draft version via email in portable document format (PDF) to the design team and will provide the following:

- x Subsurface soil, rock, and groundwater conditions encountered;
- x Geologic setting;
- x Potential for the project to be impacted by seismicity, faulting, liquefaction and associated impacts (including seismically induced settlement and lateral spreading);
- x Summarize the results of the geophysical survey and the ground penetrating radar survey of the foundation;
- x Seismic data for design of the project per the 2019 California Building Code, ASCE 7 16 and ASCE 41 17 as appropriate for the planned retrofit;;
- x Earthwork recommendations for backfill of proposed foundation improvements; and
- x Foundation design recommendations for the proposed retrofit including bearing capacity, lateral resistance (passive and friction), and settlement considerations.

**6. Geotechnical Report.** Yeh will prepare the final *Geotechnical Report* for the project after incorporating input from the design team's review. Yeh's scope of services assumes that the final report will not involve addressing new project components, changes in the project, or additional field exploration. One PDF copy of the final report will be submitted unless otherwise requested.

#### Fee Estimate

Our estimated fee for the scope of services described in this proposal is attached. Services will be provided on a time and expense basis for the fee provided on the attached Fee Estimate Worksheet. Yeh has waived mark up fees on subcontracted services that will include laboratory, exploratory test pits, and geophysical services. Fees for additional services not described in this proposal will be charged at a time and expense basis in accordance with Yeh's fee schedule in effect at the time of service. Yeh has assumed this project is not subject to California Prevailing Wage.

#### Schedule

Our services and any changes to the schedule will be coordinated with the design team and PBLSA. Scheduling field work for both the geophysical services and test pits is anticipated to require about 2 weeks. The draft *Geotechnical Report* can be submitted approximately 6 weeks after completion of





the field work. The final Geotechnical Report can be submitted within 2 weeks after having received comments. Our schedule of services can be adjusted as the project progresses to reflect critical path milestones.

We appreciate the opportunity to be of service. Please contact Judd King at 805 801 6416 or [jking@yeh-eng.com](mailto:jking@yeh-eng.com) if you have any questions or require additional information.

Sincerely,  
**YEH AND ASSOCIATES, INC.**



Judd J. King, PE, GE ~ 1  
Senior Project Manager

Fee Schedule (July 2022 CA)  
Fee Estimate Worksheet  
Proposed Field Exploration Plan



**STANDARD FEE SCHEDULE  
CALIFORNIA  
EFFECTIVE JULY 2022**

**Professional Services:**

<b><u>Classification</u></b>	<b><u>Rate</u></b>
Principal .....	\$ 210/hr
Senior Project Manager, Engineer or Geologist .....	\$ 195/hr
Senior Project Specialist .....	\$ 180/hr
Project Manager, Associate Engineer or Associate Geologist .....	\$ 170/hr
Senior Project Engineer or Geologist .....	\$ 150/hr
Project Engineer or Geologist .....	\$ 135/hr
Senior Staff Engineer or Geologist .....	\$ 125/hr
Staff Engineer or Geologist .....	\$ 110/hr
Engineer or Geologist Intern .....	\$ 70/hr
Resident Construction Engineer .....	\$ 195/hr
Construction Manager .....	\$ 170/hr
Construction Observer .....	\$ 135/hr
Laboratory Supervisor .....	\$ 120/hr
CAD Designer .....	\$ 135/hr
Administrative Assistant .....	\$ 85/hr

*Overtime rates for Construction Observation and Office Staff is 1.5 x rates shown.*

*Laboratory tests are quoted on separate schedule or cost-plus 10 percent for outside laboratory testing when applicable.*

*Fees for expert witness preparation, testimony, court appearances, or depositions will be billed at the rate of \$350 per hour.*

*Rates do not include prevailing wages for field services. Prevailing wages will be determined on a project-by-project basis.*

**Other Direct Charges:**

Subcontracted services, copying and rented equipment .....	Cost Plus 10%
Travel, subsistence, and expenses .....	Cost Plus 10%
Vehicle .....	\$ 80/day
Automobile Mileage .....	\$ 0.55/mile
Hand Auger Kit .....	\$ 100/day
Slope Inclinator and readout .....	\$ 125/day

**Colorado**

**California**

Denver | Colorado Springs | Durango | Glenwood Springs | Grand Junction | Greeley

Grover Beach | Ventura







Base Map: ArcGIS Earth (2022)

**LEGEND:**

 No. Proposed Test Pit Location on 3' x 3'

 22SL-xx Proposed Geophysical Line

 Proposed Ground Penetrating Radar Survey (includes interior of Lighthouse Floor)

*Exploration locations and depths may vary based on field conditions.*



**Yeh and Associates, Inc.**  
Geotechnical • Geological • Construction Services

**PROPOSED FIELD EXPLORATION PLAN**

PROJECT NAME:

Piedras Blancas Light Site on Seismic Retrofit  
San Luis Obispo County, CA

PLATE

1

PROJECT NUMBER:

222-284

REVISION DATE:

08/10/2022

## **Appendix 6: Summary of Underground Utilities Project 8/24/22 – Jim Harris**

The status of this project remains the same as last time: the under-grounding of the PG&E electrical supply lines project remains on hold until the BLM and California State Parks come to a formal understanding of the access road to the light station along with other considerations. Connected Energy has prepared a revised version of their white paper and is willing to give a presentation to the Board as soon as the Board is meeting in person again, hopefully in the next few months. Their white paper is a proposed design of a sustainable option to allow electric power for the light station to be provided with or without grid input using a microgrid system with solar and motor generator input and battery storage.

## **Appendix 7: Capital Campaign/Grants Report 8/24/22 – Jim Harris/Harry Thorpe**

As presented in the summary of the tower top project 8/24/22 (above), after the acceptance and completion of the four proposals identified there should be sufficient cost and schedule as well as completed engineering design to formally establish a capital campaign to rehabilitate the tower, including adding the top three levels. It is recommended that the Board by the end of the year initiate the planning for a capital campaign to begin the rehabilitation construction for the tower.

## **Appendix 8: Fresnel Lens Enclosure Update 8/24/22 – David Cooper**

On July 28, 2022, the USCG Office of Curatorial Services sent a memo to the Cambria lens enclosure stakeholder group objecting to the short-term plan to repair the current lens enclosure on Main St., Cambria. Instead, they propose dismantling the lens and warehousing it in a Coast Guard facility in L.A./Long Beach. The Coast Guard is concerned that the public glass enclosure does not provide adequate protection. The stakeholder group drafted a detailed, point-by-point response and counterargument (August 10, 2022) to the Coast Guard's position and forwarded it to Supervisor Gibson's office. Supervisor Gibson will facilitate a follow-up meeting with the Coast Guard to review and discuss the stakeholders' request that the Coast Guard cooperate and move forward on the short-term plan to repair the Cambria enclosure and keep the lens on public display.