

Piedras Blancas Light Station Association  
Minutes  
Rabobank Conference Room - Cambria, CA  
September 28, 2016

Board Members in attendance: Jim Harris (Chair), Tim Postiff (Vice Chair), Harry Thorpe (Secretary/Treasurer), Gary O'Neill, Zale Schuster  
Board Members absent: John Brass, David Cooper  
Others present: Ryan Cooper (BLM), Jodie Nelson (BLM), Abel Martinez

Jim Harris called the meeting to order at 6:02 pm

Announcements: Chair recognized and thanked David Cooper, and Ryan Cooper and Jodie Nelson of BLM for their successful efforts on Friday September 23, 2016 on the California Coastal National Monument enhancement testimonial event at Cambria and the Piedras Blancas Light Station. Tim reminded everyone in attendance that the next PBLSA board meetings occurs on Wednesday October 27, Wednesday December 7 (usual combined November/December meeting), and then begin their normal scheduled time in January 2017 on the fourth Wednesday of each month.

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report (includes Minutes of July 27, 2016 and Update for August 2016) approved.*
2. Financial Status and Treasurer's Report - See Appendix 1. Harry stated that he was able to save about \$300 per year in workman's compensation insurance premiums by switching providers.
3. Gift Shop Report- See Appendix 2. In a discussion led by Harry, there was consensus by the board to keep the same gift shop location and to continue the practice of incorporating the gift shop visit within the tour schedule. It is observed that the live webcam feature on the website now shows the company logo and has introduced advertising. The board believes that these two additional features are contrary to our contract agreement, and the board would like Holly to contact the company and voice our request to return to its previous format by removing these two added features. In addition, all the board members are encouraged to review the website.
4. BLM Update- See Appendix 3. Ryan stated that the cancelled event NPLD refers to National Public Lands Day. Ryan and Jodie stated that the BLM is considering next year to have possibly four Hike In Tour events, and a proposed vehicle reservation tour for about 40 cars charging an entrance fee for each car. The communication tower functions should be moved over to the water tower in a couple of months. Harry delivered a copy of the Shoreline FSB final report to Ryan. In addition, it was noted that the roof of the FSB is losing material, and concern was expressed for its protection of the interior from rain; this concern is duly noted by everyone present and will be taken into consideration in the scheduling of the restoration/construction effort. Ryan noted under Special Events that the Student Conservation Association (SCA) event is a 12-day tour of

volunteers working at the PBONA under the direction of the BLM. In addition, on October 21 there will be a Volunteer Summit at the light station with a pancake breakfast at 9am with the meeting starting at 10am. Harry suggested that prior to the summit event a survey be sent to the estimated 40 volunteers in preparation of the event. Discussion followed on how to increase the number of volunteers. It was suggested that the BLM prepare a one-page prospectus on volunteering for potential candidates, and everyone was encouraged to have any potential candidates directly contact Jodie for further action. Other possible events in the future are: October 22 Photo Tour, November 5 Twilight Tour, December 9 Photo Club fundraiser (around \$25 admission) from 3-6pm [contact Gary O'Neill], and December 10 Holiday Party. Under Educational Outreach, it is stated that there is a need for additional volunteers to support the school visits, especially since there are also charter schools and home schooling children involved; in addition, there are plans to expand the outreach to other areas in the county. Under Tour Numbers, the presentation includes the approximately 50 hike-in-tour folks. A request is made to include the January numbers in the presentation. Finally, the request to relocate the flagpole is under consideration.

5. Tower Update- See Appendix 4.
6. CC NM / Entrance Gate Update- See Appendix 5. Jim directed attendee's to David's summary of the two items. Tim noted the need for planning the memorial presentation for Jim Boucher that will occur when the entrance gate is completed; he will take the action to lead this effort and present it to the board. Harry noted that the PBLSA board allocated \$2250 for the dedication and ceremony.
7. Power Line Project – See Appendix 6. Zale stated that he will be contacting SLO county with a sketch of the planned work, and pursue county support for the project with PG&E; he noted that PG&E is not optimistic about joint support of the project with the county. Zale said he is considering horizontal drilling as well as trenching for the conduit.
8. Fog Signal Building Restoration– See Appendix 7. Harry noted that in addition to the first two phases presented, there are two more phases for completion of the project: Phase 3: Roof and Phase 4: Internal Structure. It also was noted that the proposal cost estimate of \$123,000 from the Yosemite Historic Preservation Group includes about \$30,000 for living expenses while at the light station. A discussion was held on each of the eight open items listed with the following results. The first five open items are given to BLM (Ryan) for action. It is noted that the plans are to repaint the outside of the building after the completion of construction, but the BLM and Shoreline Engineering will determine whether the interior will be repainted (this decision will impact final decisions on the cracks and repointing). The sixth item is complete with Harry sending Shoreline's detailed engineering drawings to Yosemite. With respect to the seventh item, Harry will be seeking at least two other bids based upon Bruce Elster's three recommendations for local contractors (includes Dan Murphy); in addition, Harry plans to contact International Chimney. The last item on funding is still open. It is noted that it will probably take until at least February 2017 for the new cooperative agreement to become available, and its value is not know at this

time. A discussion of the need to begin serious fundraising followed. Jim took the action to present a proposal for fundraising to the board at its next meeting.

Old Business:

None

New Business:

None

Discussion Items:

None

Board meeting adjourned at 7:40 pm

Noted: Minutes recorded by Jim Harris.

**Appendix 1: Treasurer's Report 9/28/16 – Harry Thorpe**

**TREASURER'S REPORT for August 2016**

**1. OPERATIONS INCOME:** Last Month: \$5,262.50 YTD: \$31,033.21  
**PROFIT:** Last Month: \$840.77\* YTD: \$5,231.83  
**BLM SUPPORT EXPENSE:** Last Month: \$8,286.85 YTD: \$17,040.80  
**BALANCES:** H. O. Bank: \$63,611.45 ASAP: \$47,772.01

\* Worker's Comp Insurance (A): \$781.00

**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>Aug 2016</b>	590,710.32	840.77	1,075.35	--	--	592,626.44
<b>July 2016</b>	582,794.16	7,104.76	811.40	--	--	590,710.32
<b>June 2016</b>	578,052.76	3,581.71	1,159.69	--	--	582,794.16

**3. OTHER:**

- Reviewed August transactions, made adjustments.
- Submitted financial data to accountant for tax preparation.
- Continued with FSB project support - see status report dated August 22, 2016.
- Visited banks for new signature cards.
- Started to review past cooperative agreements.

*Harry M. Thorpe, Jr.*

## Appendix 2: Gift Shop Report 9/28/16 – Holly Gant (Harry Thorpe)

A new design on postcards, magnets and mugs was introduced in August and has been well received. There has been some discussion about how to have tours finish at the gift shop. One possible idea is to move the gift shop to the watch room for easy access to the parking lot, but internet access for Square may be an issue down there.

### Net Sales

	Jan	Feb	Mar	Apr	May	Jun
2011	884	1,009	1,354	2,517	1,435	2,216
2012	862	922	1,497	1,812	1,366	2,121
2013	1,848	1,270	1,931	2,849	2,208	3,407
2014	1,853	3,263	3,072	2,447	2,186	2,697
2015	2,873	2,278	2,512	2,604	2,783	3,628
2016	1,798	2,609	2,830	1,988	2,142	2,586

	Jul	Aug	Sep	Oct	Nov	Dec
2011	3,481	2,973	1,733	1,445	1,158	1,837
2012	3,718	3,725	1,951	2,653	1,207	1,344
2013	4,351	4,121	2,314	2,048	1,872	1,965
2014	3,838	4,283	3,045	2,528	1,412	1,635
2015	4,862	4,356	2,609	3,216	2,258	2,157
2016	4,861	3,410				

	TOTAL	Jan - June
2011	\$ 22,042	\$ 9,415
2012	\$ 23,178	\$ 8,580
2013	\$ 30,184	\$ 13,513
2014	\$ 32,259	\$ 15,518
2015	\$ 36,136	\$ 16,678
2016		\$13,953

### **Appendix 3: BLM Report 9/28/16 – Ryan Cooper**

#### **BLM Update 9/28/2016**

##### **Past Event Updates:**

Hike in Tour – Over 200 people hiked to the LH over three hike in tours.

NPLD – Canceled.

##### **Communication Tower:**

Waiting for chase system to arrive and coordinate with the agencies for transfer of equipment.

##### **Fog Signal Bldg. (FSB):**

Testing is complete and we are waiting on a formal report from Bruce. Informally Bruce has said test went as expected.

##### **Special Event:**

Oct 26 Silver Bay Bus Tour (30-40 people)

Nov 23 Hike in/Open House?

Nov 28-7 SCA crew

Dec 12-19 SCA crew

##### **Educational Outreach:**

Schools have started to arrive.

##### **Entry Gate:**

Gate is being built and Dan has sent pictures.

##### **Reservation System**

People are now making reservations. We get several reservations every day but would like to increase the percentage.

##### **Tour Numbers**

	2014	2015	2016
February	557	535	484
March	559	508	597
April	554	499	540
May	420	503	313
June	580	794	517
July	1178	990	850
August	985	809	693
September	601	481	442*

\*not complete month

#### **Appendix 4: Tower Update 9/28/16 – Jim Harris**

Summary of tower top project  
9/28/16

Bruce Elster has been focusing on Shoreline's other projects this past month in the hopes that he can "clear the deck" for the continuing work on the tower stabilization. He plans to try a rather simple approach to verifying the design using the tendons later this week, and continuing on from the results. His simple approach is to use the existing risa-3d model and just load the top to simulate the tension in the tendons. Then he will perform some simulations to see if this changes significantly the seismic testing results of the tower. We plan to discuss the results in a couple of weeks after he gets back from a trip out of town.

#### **Appendix 6: CCNM / Entrance Gate Update 9/28/16 – David Cooper (Jim Harris)**

September 28, 2016

TO: PBLSA Board of Directors  
FROM: David Cooper  
RE: California Coastal National Monument Update

An important milestone was passed recently in the two-year old campaign to elevate Piedras Blancas Outstanding Natural Area to a national monument. Senator Boxer's office convened a public hearing on Friday, September 16, 2016 to take public testimony and comment on the proposal.

The vast majority of a 300-plus standing-room-only crowd at the Cambria Vet's Hall joined a panel of national and state dignitaries in voicing support for adding the Piedras Blancas Light Station and five other properties to the California Coastal National Monument (CCNM). The panel consisted of Rep. Lois Capps, D-Santa Barbara; Neil Kornze, director of the U.S. Bureau of Land Management; John Laird, Secretary of the California Natural Resources Agency, and a senior member of Sen. Boxer's staff. SLO County Supervisor Bruce Gibson served as moderator.

A previous legislative effort to expand the monument stalled in Congress. U.S. Sen. Barbara Boxer has sent a letter to the President Obama asking for him to approve the monument under executive authority granted by the Antiquities Act. He would have to act before the end of his term in office.

Before the meeting, the local organizing group sponsored a light station tour and lunch for the dignitaries and their staffs.

The meeting drew a parade of 78 residents who spoke on the proposal. The vast majority of testimony supported conversion to national monument status. Of the people who spoke, 62 came out in favor of expanding the monument. Eleven were opposed, and five others expressed concerns without taking a definitive position. Only one local resident voiced opposition to the PBLSA initiative.

In addition to Piedras Blancas, other proposed monument expansion areas include Lighthouse Ranch; Trinidad Head and the Lost Coast Headlands in Humboldt County; a collection of offshore rocks and islands in Orange County; and the Cotoni-Coast Dairies in Santa Cruz County. The existing CCNM, designated by President Bill Clinton in 2000, covers 20,000 rocks and islands over a 1,100-mile-long expanse of California coastline.

Local support from the Piedras Blancas Light Station Association and Friends of the Elephant seals culminated in 60 letters of resolution from various public and private organizations, along with 1,500 petitions.

### **Gate Update**

September 28, 2016

TO: PBLSA Board of Directors  
FROM: David Cooper  
RE: Entrance Gate Update

Fabrication of the north and south fence sections of the new entrance gate structure have been completed. Work continues on the overhead section and the gate itself. The stainless steel order has been delivered. Dan Murphy has begun welding and fabricating the footing brackets, the gatepost pin and pivot assembly, and the latching hardware. We are holding off on ordering the signage for further review.

### **Attachment 7: Power Line Project 9/28/16 – Zale Schuster**

Re-Start of Underground PG&E Electrical Power Lines Project  
Sept 28, 2016

I recontacted Bob Burke at PG&E before I went on vacation. Mr. Burke reviewed with me the original costs and has revised his original PG&E fee estimate by about \$20,000 to \$150,000. Again this is with considerable work done by Piedras Blancas volunteers. He suggested we present a preliminary sketch of the proposed location of pull boxes, route of the trench to accommodate a 5 inch conduit, and a concrete transformer pad to land the cable and install equipment. This can be a sketch to start the conversation with the county, which Bob says should be the first step.

We discussed the routing path of the trench for the conduit run and he believes we will encounter less resistance from the different entities (Coastal Commission, SLO County, Planning, etc.) if we route the trench in the existing path of the road. Unfortunately, based on straight runs required, we may interfere with the new gate so we need to evaluate how to intersect the gate. If there is no concrete footing in the middle of the gate we may choose to center the trench in the road. I would like to start work on a general layout and drawing so we, on the board, can discuss it and agree on a general layout, then discuss it with Mr. Burke before going to the SLO County Planning with the preliminary drawing.

I would like to understand the sequence of approval for a project like this and will explore that a bit more. The volunteer side of this for now is not physical so I am comfortable with continuing effort, but some of this could take some considerable labor as in concrete pours, but that would be some ways off.



## **Appendix 7: Fog Signal Building Restoration 9/22/16 – Harry Thorpe**

### **FOG SIGNAL BUILDING RESTORATION**

**Status Report as of August 22, 2016**

#### **Phase 1: Bolt testing**

Bolt testing was completed by Wellsona/Shoreline Engineering on July 17, 2016. A report was issued by Shoreline that stated that all results of the testing were well within tolerances needed to support the proposed restoration project.

#### **Phase 2: Brick reconstruction/repointing**

Preliminary research efforts are underway. Local BLM files have been searched to locate all pertinent information/reports. The original proposal (July 2013) from the Yosemite Historic Preservation Group was found and needs to be reviewed by all involved parties, including BLM, Shoreline and local personnel. The preliminary cost estimate was \$123,000. Thus far, no information has been found regarding any brick manufacturer/supplier who may have been involved. Initial contacts have been made with the Yosemite group (Rod Kennec) and BLM Engineering (Tom Meagher) in Sacramento.

An initial list of open items has been identified:

- Will all cracks have full brick replacement or can/should some be repaired only with mortar for interpretive purposes?
- Should replacement bricks be aged or new? Will structure be painted?
- Who will supply bricks?
- Which areas will need repointing?
- What roles will HPO, BLM, Shoreline, etc. play in defining/implementing the project?
- Should Yosemite be given Shoreline's detailed engineering drawings to confirm scope?
- Should another vendor bid be secured to compare to a Yosemite updated bid?
- Where will funding be obtained?

More to follow....

*Harry M. Thorpe, Jr.*