

City of Culver City & Culver City Unified School District

Multi-Jurisdictional Hazard Mitigation Plan

Introduction

The City of Culver City and Culver City Unified School District (CCUSD) administered a survey to residents and community members to help gauge the level of knowledge the community has about natural disaster issues and to obtain input about areas in Culver City that may be vulnerable to various types of natural disasters. The information gained from the survey will help the City and CCUSD identify and coordinate projects focused on reducing the risk of injury or damage to property from future hazard events (e.g., earthquakes, heavy rains, drought).

The survey was live from August 17 to November 9, 2015 and received 81 responses. It included 30 multiple choice questions with the opportunity to provide comments, and covered demographic information, types of disasters and threats the community might anticipate, how community members would respond, how governing agencies should respond, and community members' readiness in the event of a disaster.

The results of the survey are summarized below. Detailed graphs on each question can be found in Appendix A.

Summary of Input

Key issues:

Earthquakes and drought were noted as key concerns for survey participants, and they were also the two natural hazards that respondents had previously experienced. Additional comments were provided on concerns related to excessive heat, fracking, and power failure.

Preparedness:

In terms of preparedness, respondents indicated that they feel generally prepared for a natural hazard. Responses were split on how much participants would spend to protect their homes or businesses. A large portion of respondents (33 percent) indicated they would spend \$1000 or less, while 25 percent noted they would spend between \$2500 and \$4,999. Approximately 50 percent of respondents were willing to spend \$499 or less per year in the form of insurance to protect against damage resulting from natural hazards. Ten percent were not willing to spend money on insurance.

City Government:

A large majority of participants indicated that they would approve of land-use regulations to mitigate the effects of natural hazards. Rebate programs, insurance premium discounts, and property tax break or incentives were the highest ranked options for encouraging participants to protect their home or business against natural disasters. Respondents indicated that they would choose retrofitting infrastructure and essential facilities to guard against natural hazards, as well as acquiring emergency generators for essential government operations. A majority of respondents indicated that they

believed people in the area affected (myself, neighbors, and organizations) had the primary responsibility for helping after a natural disaster.

Insurance:

Many survey participants responded that they were not sure whether they had flood insurance though over half have earthquake insurance. Of those who responded that they did not have flood insurance, several indicated that they did not live in a floodplain or were unsure of whether they were in a floodplain. Of those who do not have earthquake insurance, most people who provided additional comments indicated that the insurance premiums were too high to justify the cost.

Outreach:

Responses to the most effective ways that respondents would like to receive information was fairly dispersed between the options provided, with Email being the most preferred option. The following are the ten most highly ranked options:

1. Email
2. Community safety events
3. Direct mail
4. Public awareness campaigns
5. Public meetings, workshops, and/or classes
6. CERT classes
7. Informational brochures
8. City/school website
9. Social media (Twitter, Facebook, LinkedIn)
10. Fire department

Additional Comments:

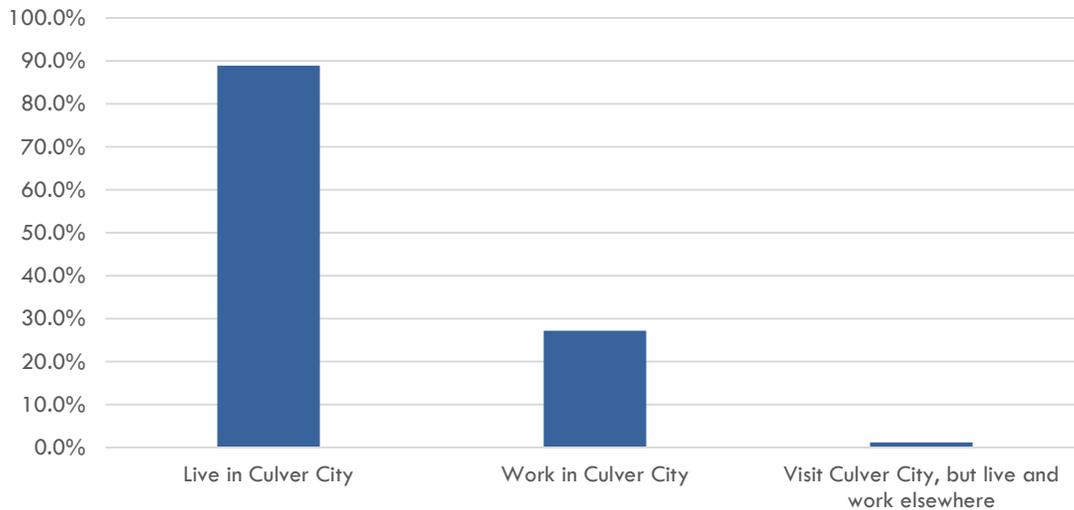
Participants provided additional comments for the survey and noted the following:

- Steps that the City/CCUSD needs to take to mitigate the effects of disasters, including an ordinance requiring residents to have supplies, an “earthquake day” in schools, creating an evacuation plan and signage, and providing the community with maps where floodplains, earthquake faults and liquefaction areas are located in relation to Culver City.
- Appreciation for the survey and a desire to see the results of the survey.

Appendix A: Survey Responses

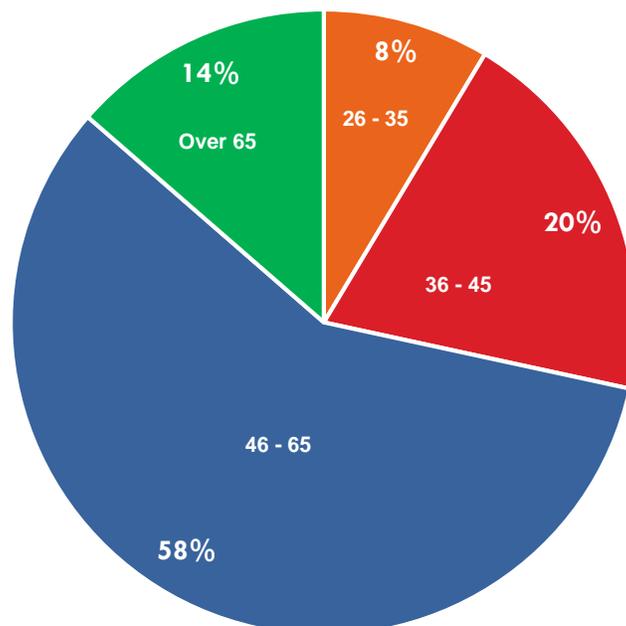
Question 1: Do you – Check all that apply

Almost 90 percent of respondents live in Culver City, and almost a third work in Culver City. Only one respondent noted that they live and work outside of Culver City.



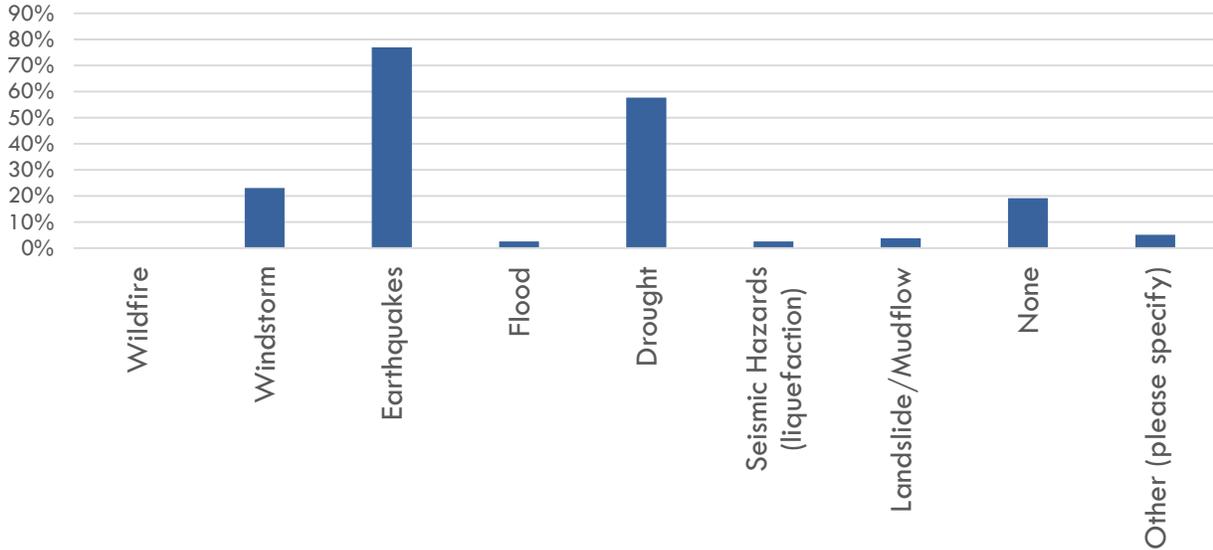
Question 2: What is your age group?

A large majority of respondents were over the age of 45, and none of the respondents were under 25 years of age.



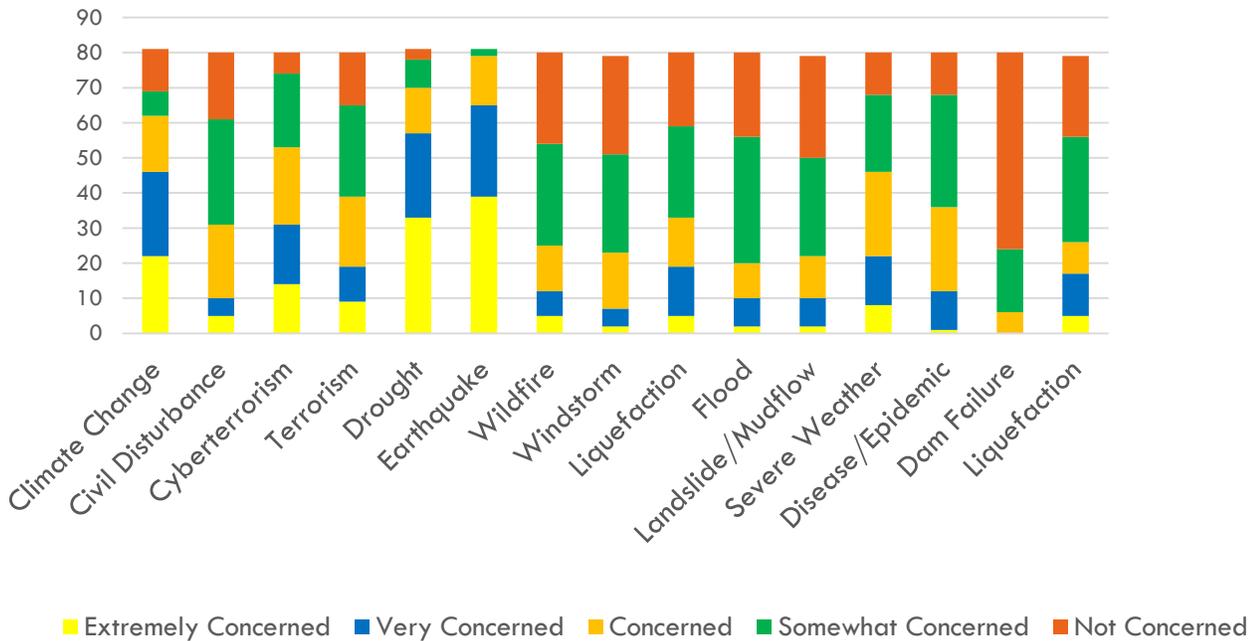
Question 3: Which of the following types of natural disasters have you or someone in your household experienced in the past 20 years within the City of Culver City?

Out of the 78 people who responded to Question 3, most individuals or households had experienced an earthquake themselves, followed by drought or windstorms.



Question 4: How concerned are you about the following hazards occurring in or impacting the City of Culver City?

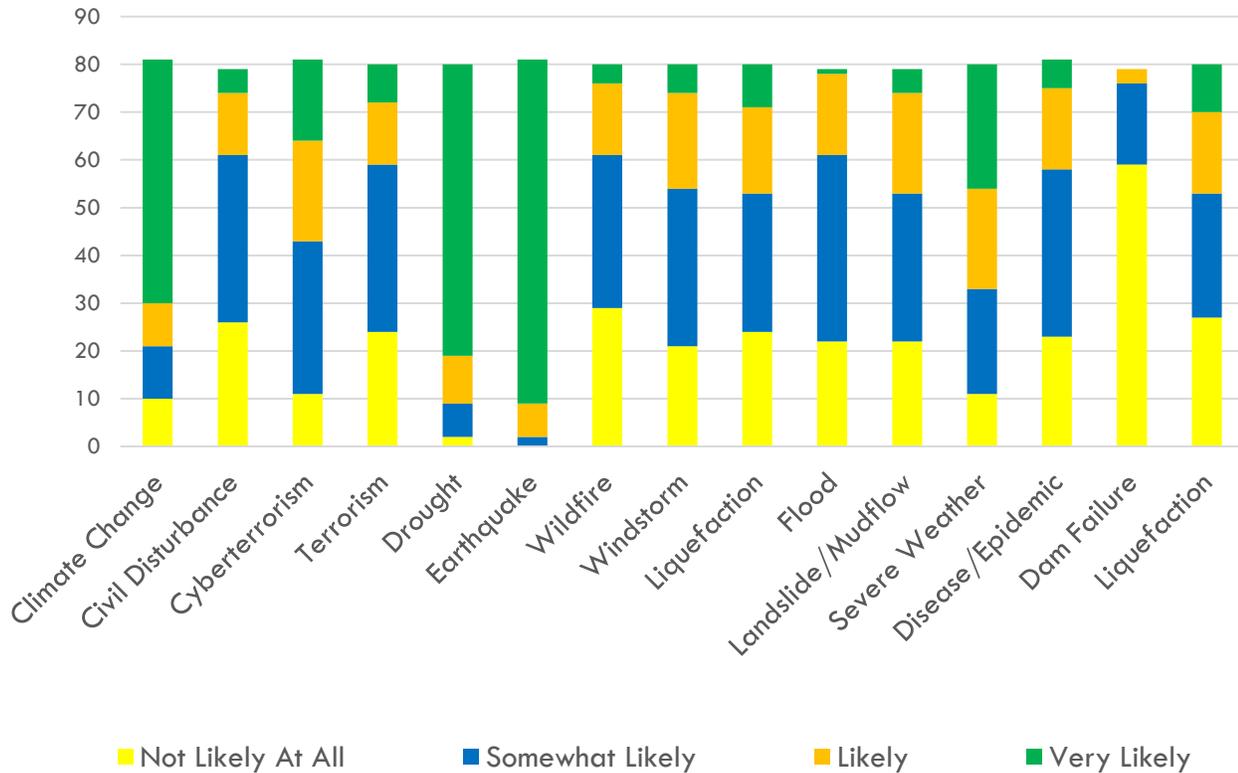
Respondents expressed the most concern about earthquake and drought hazards. Dam failure, flooding, and liquefaction were identified as hazards that respondents were least concerned about.



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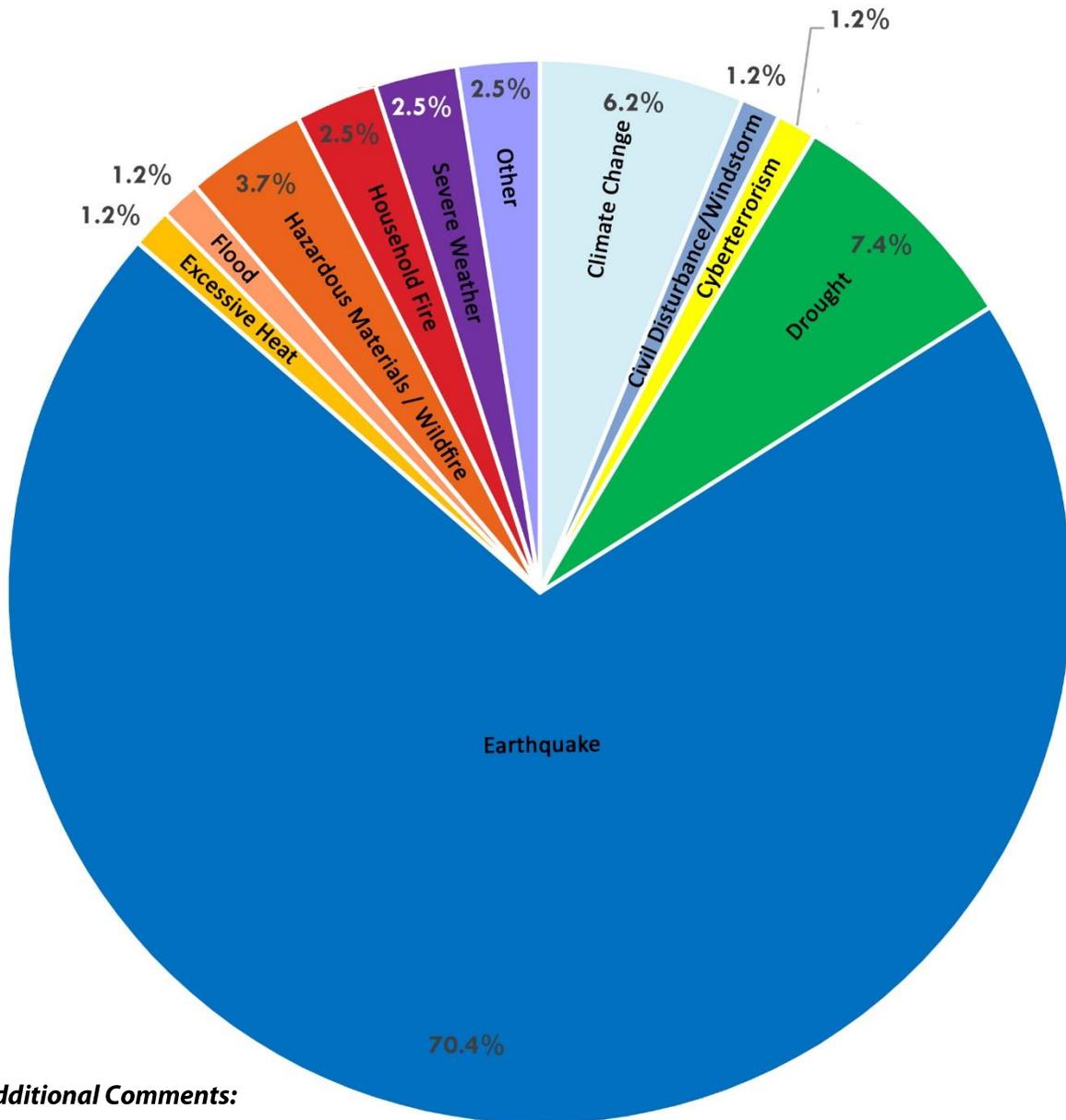
Question 5: What do you believe is the likelihood that these disasters will happen in or impact the City of Culver City? Please check ONE response for each hazard.

Question 5 differentiated between what respondents were most concerned about and focused on what respondents believed the likelihood of each disaster would be for Culver City, and the responses to both questions were similar. Earthquake and Drought both ranked the highest, followed by Climate Change and Severe Weather.



Question 6: Select the ONE hazard you think is the HIGHEST threat to your neighborhood.

Respondents strongly indicated that earthquakes are the highest hazardous threat to their neighborhood. Drought and excessive heat were the second and third highest indicated.



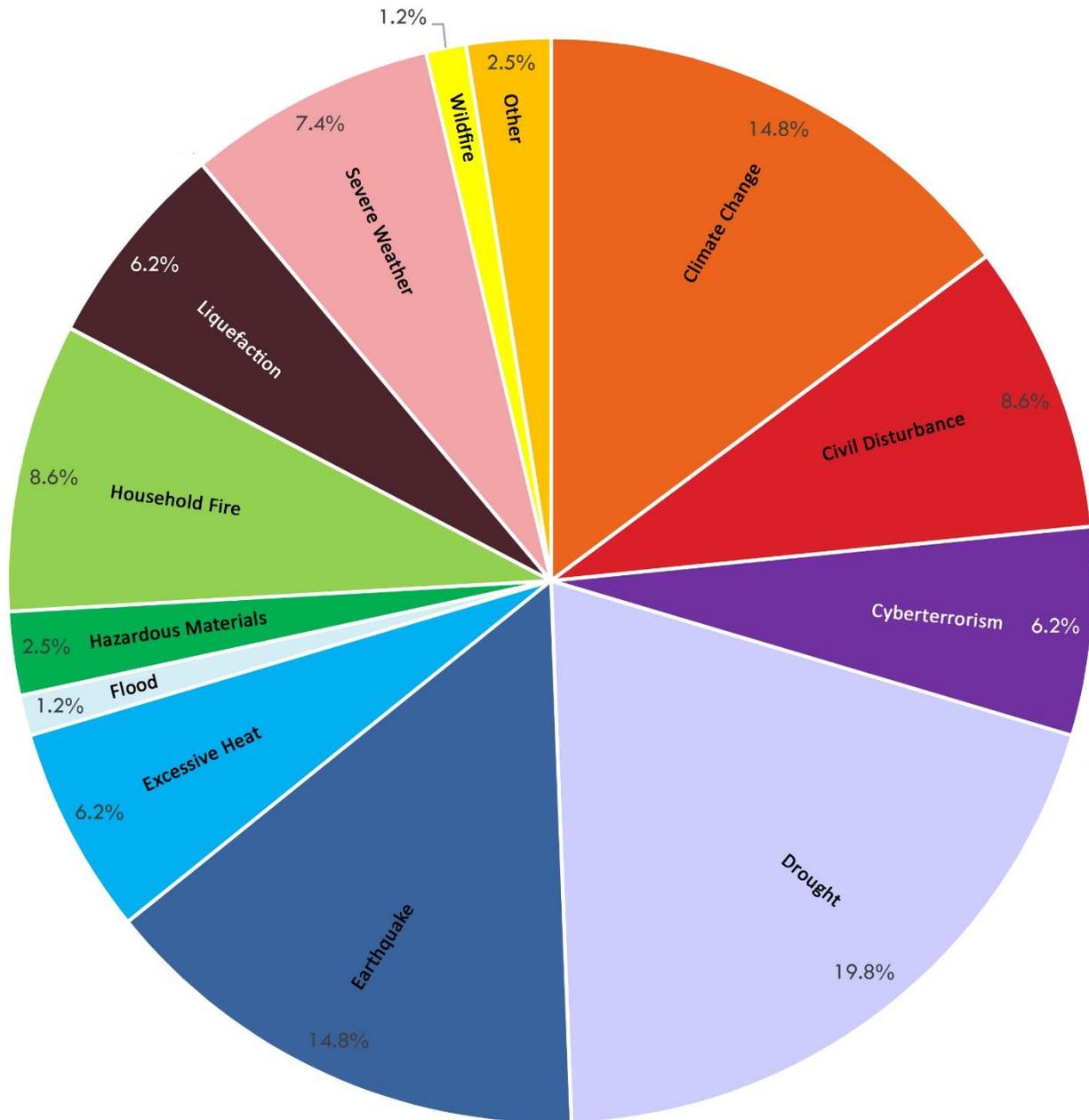
Additional Comments:

- Trees falling
- Police abuse!
- Power failure/rolling blackouts
- fracking side effects, - exposure to natural no odor gases
- liquefaction listed 2x
- PXP fire or explosion - could lead to a situation like Tianjian

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Question 7: Select the ONE hazard you think is the SECOND HIGHEST threat to your neighborhood

Respondents indicated that drought, climate change, and earthquakes were the second highest threat to their neighborhood.

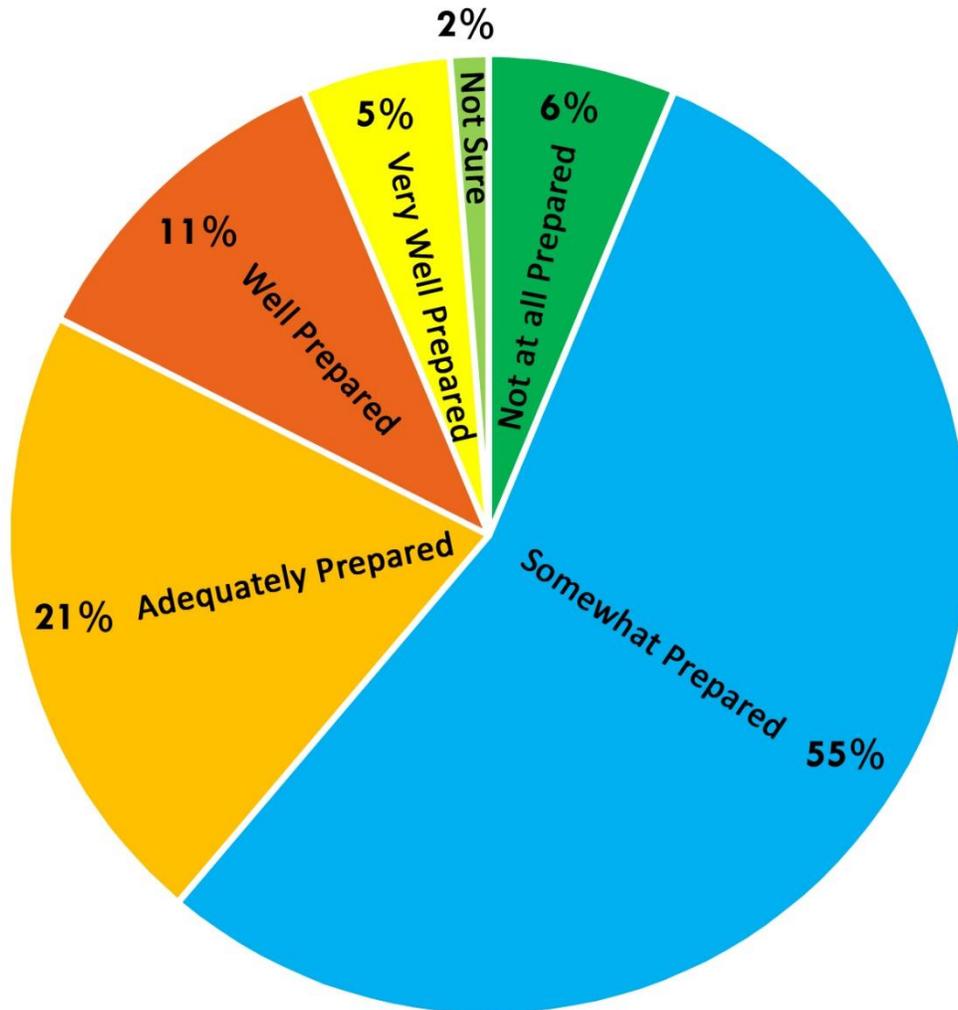


Additional Comments:

- Excessive heat
- The side effects of fracking

Question 8: How prepared is your household to deal with a natural hazard event likely to occur in Culver City?

A majority of respondents indicated that they were Somewhat Prepared or Adequately Prepared for a natural hazard.

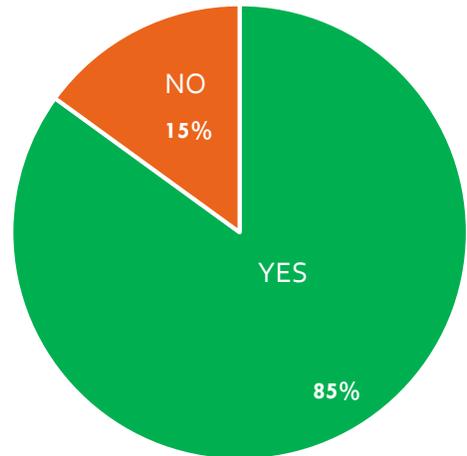


Question 9: Have you taken actions to make your home, business, or neighborhood more resistant to hazards (such as anchored furniture and service utilities, functioning smoke detectors, regularly trimmed trees, etc.)?

A majority of respondents indicated that they had taken actions to make their home, business, or neighborhood more resistant to hazards.

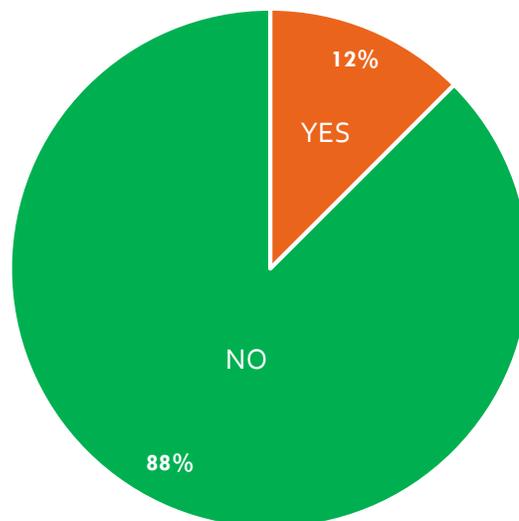
Additional Comments:

- We know we need to prepare, but have only done a small amount toward that.
- Security systems
- Somewhat
- Some but not all
- Culver city could trim our ficus trees
- All of the above, plus I have taken a CERT course.



Question 10: Do you have any special access or functional needs (disabled, require medical care, oxygen, limited English proficiency) within your household that would require early warning or specialized response during disasters?

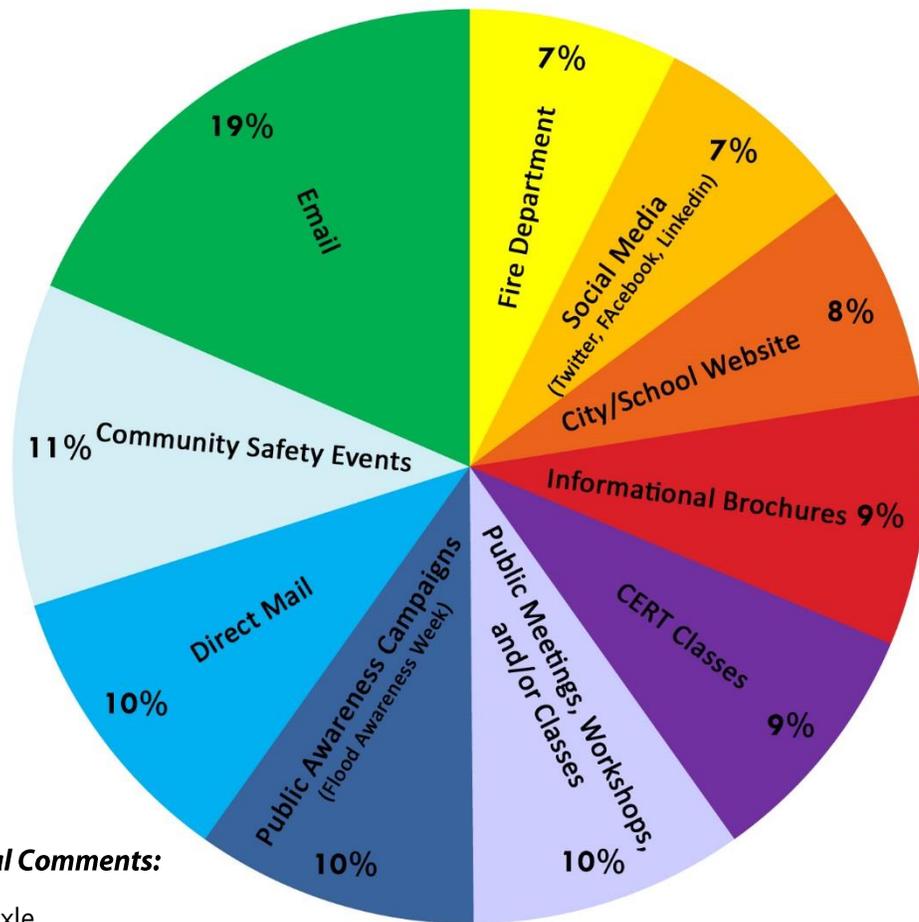
Most survey respondents indicated that they had no special access or functional needs that would require early warning or specialized response during disasters.



Question 11: What are the MOST EFFECTIVE ways for you to receive information about how to make your home and neighborhood more resistant to hazards (check all that apply)?

Responses to the most effective ways that respondents would like to receive information was fairly dispersed between the options provided, with Email being the most preferred option. The following are the ten most highly ranked options:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Email 2. Community Safety Events 3. Direct Mail 4. Public awareness campaigns 5. Public meetings, workshops, and/or classes | <ol style="list-style-type: none"> 6. CERT classes 7. Informational brochures 8. City/school website 9. Social media (Twitter, Facebook, LinkedIn) 10. Fire department |
|--|---|



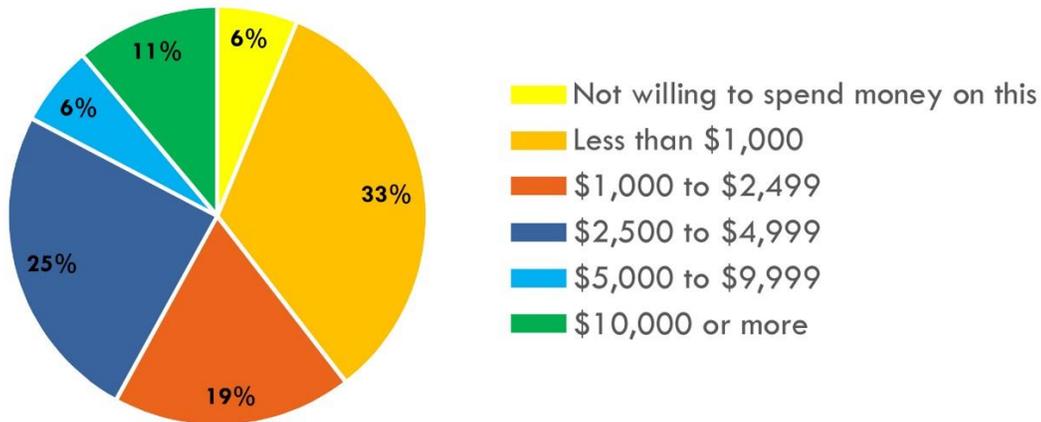
Additional Comments:

- Nixle
- Reverse 911 calls
- Recorded phone messages
- Text message
- Local hospital and doctors' offices

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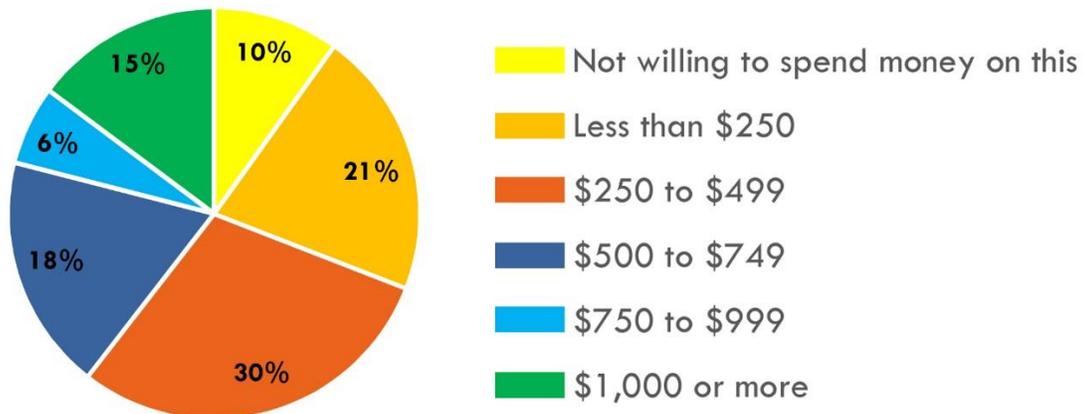
Question 12: How much money would you be willing to spend at one time to protect your home or business from natural hazards? (For example, by replacing flammable roofing material, performing seismic upgrades, greywater systems, etc.)

In terms of spending money on protecting homes and businesses from natural disasters, responses were across the board. About one-third of respondents indicated that they would spend less than \$1,000 to protect their home or business, while 25 percent indicated that they would spend between \$2,500 and \$4,999.



Question 13: How much money would you be willing to spend each year to protect your home or business from natural hazards in the form of flood and/or earthquake insurance?

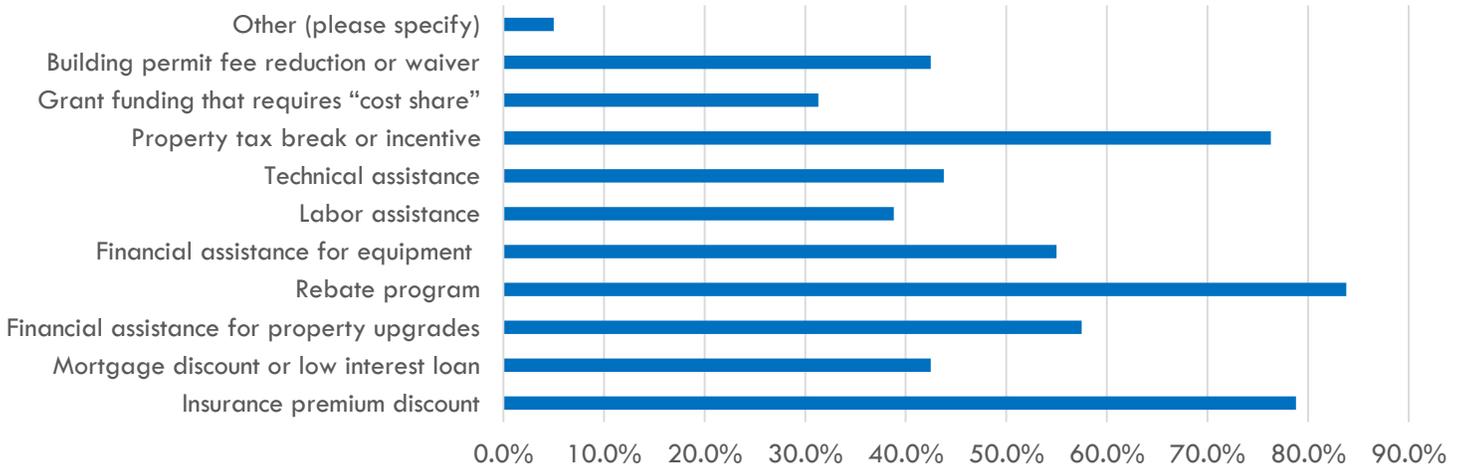
In terms of spending money in the form of flood and/or earthquake insurance, half of respondents indicated that they would spend less than \$499 per year. Of the remainder, 18 percent indicated that they would spend \$750 to \$999.



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Question 14: What of the following incentives would encourage you to protect your home or business against natural hazards? (check all that apply)

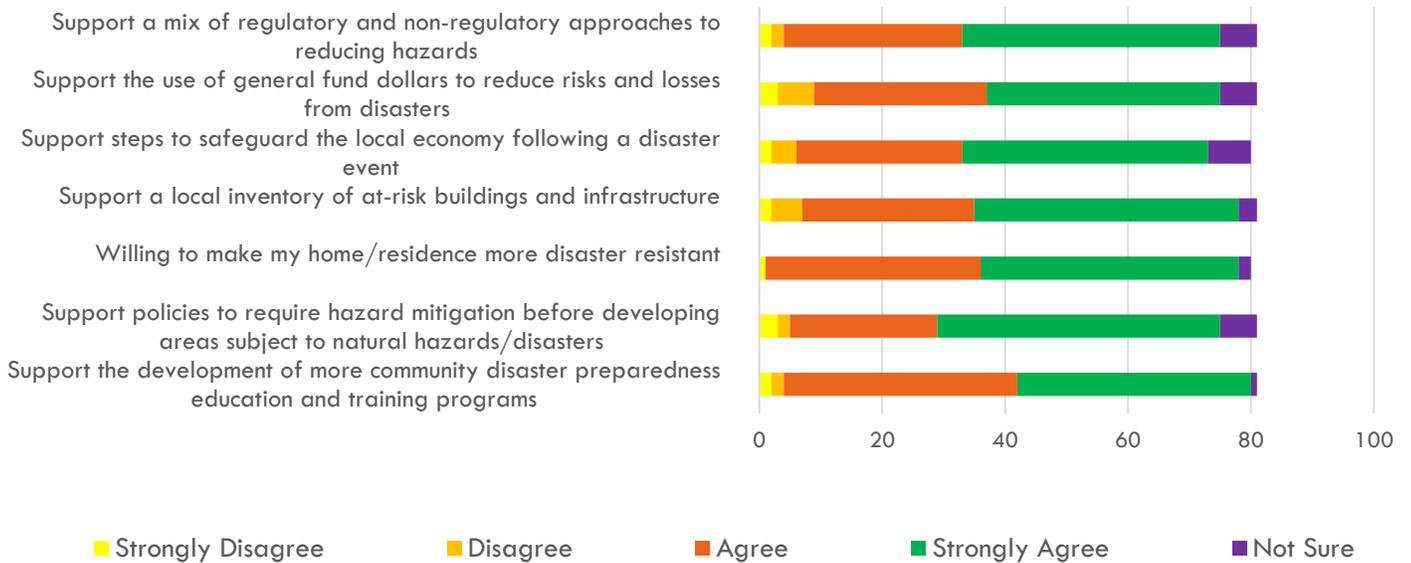
Rebate programs, insurance premium discounts, and property tax break or incentives were the highest rank options for encouraging participants to protect their home or business against natural disasters.



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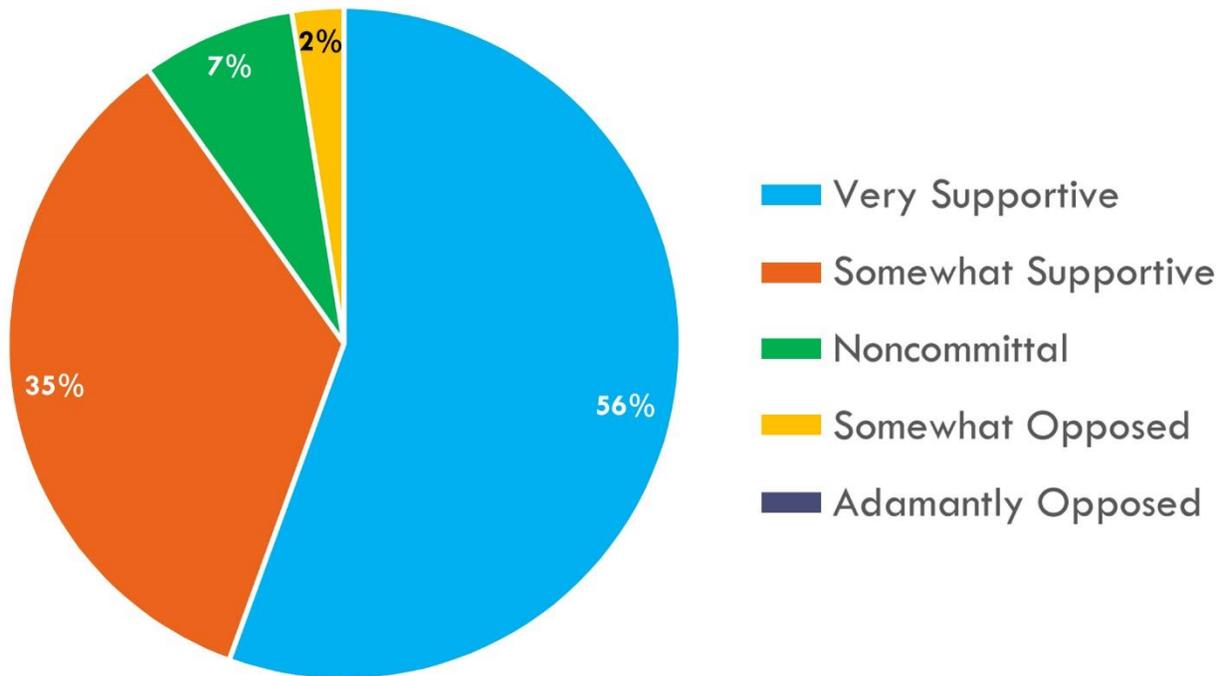
Question 15: In the following statements, check the box that best describes your opinion (Please check ONE answer for each statement). This information will assess community beliefs on developing hazard mitigation programs and strategies.

Responses on opinions regarding hazard mitigation strategies were mixed. A greater number of respondents would support policies to require hazard mitigation before developing areas subject to natural hazards/ disasters. Yet no option had the majority of responses



Question 16: How supportive are you of land use regulations within known high hazard areas aimed at mitigating their impacts (e.g., wildfires, floods, earthquakes)?

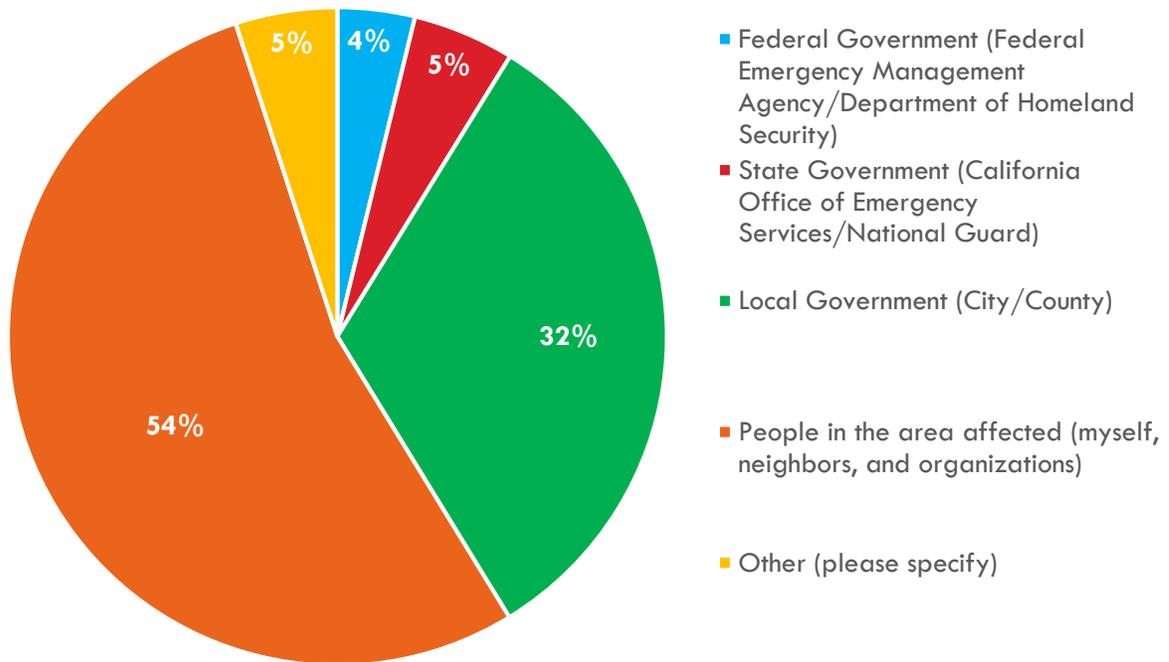
Participants who responded to the survey were very supportive of land use regulations within known high hazard areas aimed at mitigating impacts. Over 90 percent of respondents were either Somewhat Supportive or Very Supportive.



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Question 17: Who do you think has the primary responsibility for helping people during the first twelve hours after a strong earthquake or other natural disaster?

A majority of respondents indicated that they believed people in their neighborhood had the primary responsibility for helping after a natural disaster. The second highest response was Local Governments.



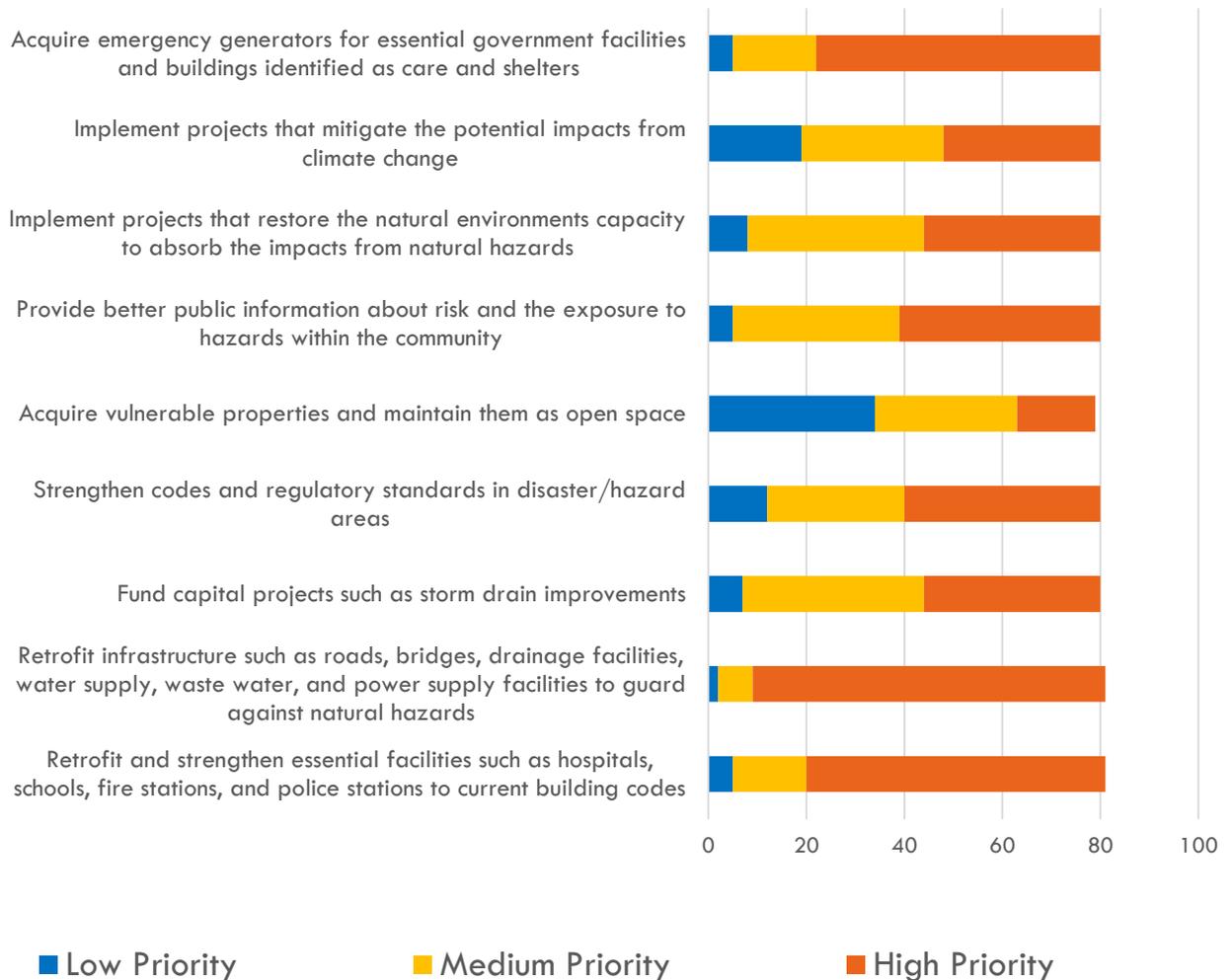
Additional Comments:

- Of course people in the area would be helping one another, but we'd all be dependent on local services coming to our aid.
- All of these groups are responsible for working together
- Katrina has taught us we are on our own
- Both city government and neighbors

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Question 18: What types of projects do you believe the City of Culver City, County, State, or Federal agencies should be doing in order to reduce damage and disruption from natural disasters within Culver City? Please check ONE option for each potential project.

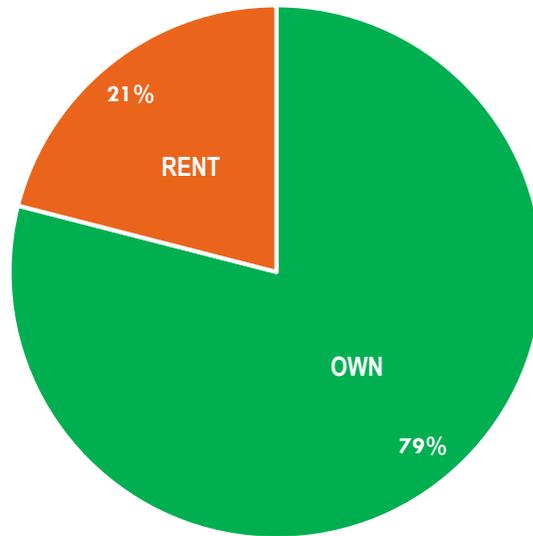
Respondents indicated that they would choose retrofitting infrastructure to guard against natural hazards. Retrofitting essential facilities and acquiring emergency generators for essential government operations were ranked next.



Additional Comments:

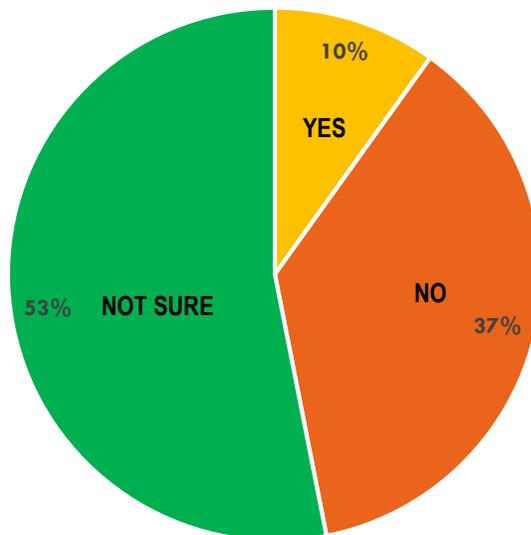
- I actually think they're all high priority, but some seem more immediate than others
- Keep roads open so that we can drive to safe areas
- Identify and create safety net programs for elderly + disabled

Question 19: Do you own or rent your home or business?



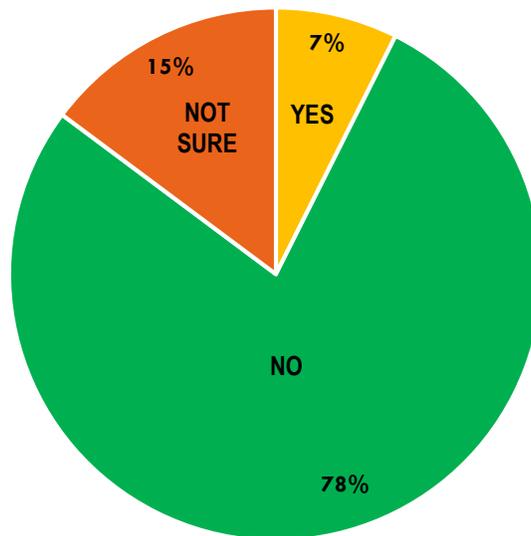
Question 20: Is your home or business located in or near a FEMA designated floodplain?

Most respondents were unsure of whether they lived near a FEMA designated floodplain, and just over one-third responded that they did not live near a floodplain.



Question 21: Do you have flood insurance?

Over half of survey participants responded that they were not sure whether they had flood insurance. Of those who responded that they did not have flood insurance, several indicated that they did not live in a floodplain or were unsure of whether they were in a floodplain. Others noted that the risk was not high enough to justify the cost.



Additional Comments:

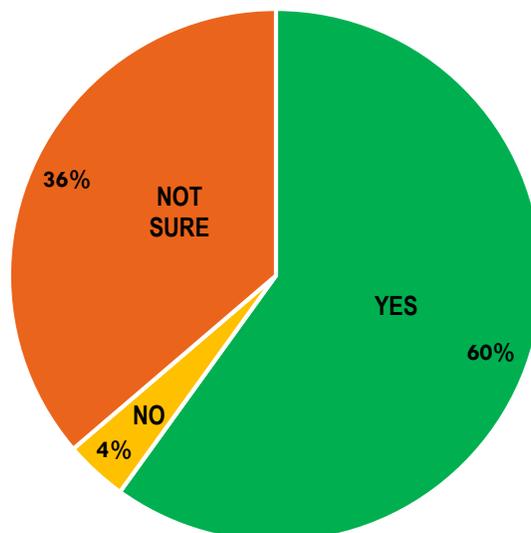
- We do not have renters insurance, I assume our landlords have flood insurance as the homeowners, but don't know for sure.
- Not in a flood plain
- Money
- Do not live in a flood plain area. Live on middle part of a hill in Culver Crest
- Too expensive
- I don't think I'm in a flood zone
- 2nd floor of a condo project. If the flood gets to me it will be biblical.
- Not cost effective during droughts.
- I do not believe that my home is likely to be damaged in a flood.
- haven't thought about needing it
- not sure if we need coverage
- Do not think I need it as do not believe I am in a flood plain
- I don't live in an area that would flood
- Poor risk/reward ratio
- Don't know how to go about getting it
- I am not sure of my areas risk for flooding
- Live on third floor in condominium complex
- not required and lower priority

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- We are outside the flood zone for Ballona Creek, Tsunami, and all damn failure zones
- not needed
- Property is not in a likely floodzone.
- Not worried about flood.
- Not in a flood plane
- Cost & think insurance won't pay after a disaster, i.e., Northridge Earthquake
- Not residing in a designated potential flood area.
- Live near the creek, but I don't think that counts as a flood plain.
- not flood zoned
- It is WAY to expensive compared to the risk. I was born in L.A. and have never heard of a flood.
- Not required, to my knowledge
- Not too worried about a flood near my home
- We are adjacent but not in the flood plain from Ballona Creek.
- Low risk
- Does not feel necessary where we are.
- FEMA will take care of us if a major flood happens
- Not my business.
- Lack of clarity of flood risks when 1 mile from ballona creek
- Up to this year didn't need. May need now due to monster el nino

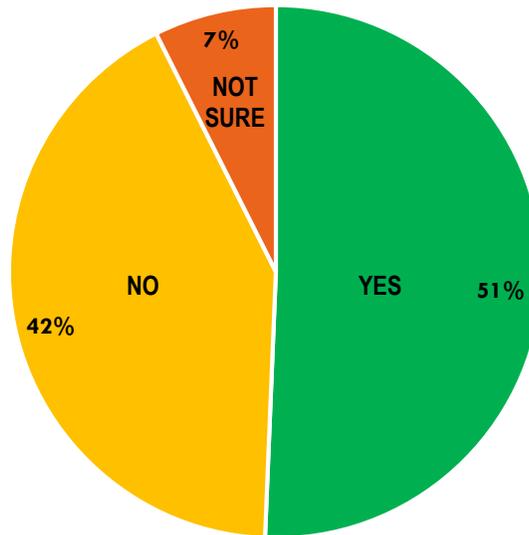
Question 22: Is your home or business located near an earthquake fault?

Most participants responded that their home or businesses was located near an earthquake fault, while over a third indicated that they were unsure.



Question 23: Do you have earthquake insurance?

Half of the respondents noted that had earthquake insurance, while a large portion of participants indicated that they did not have earthquake insurance. Of those who do not have earthquake insurance, most people who provided additional comments indicated that the insurance premiums were too high to justify the cost.



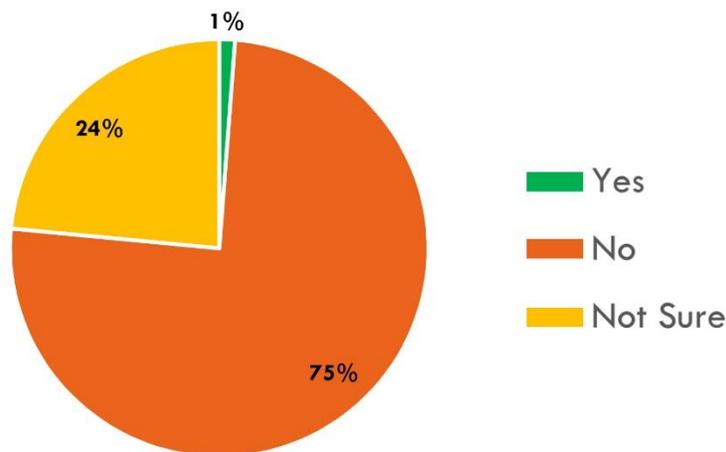
Additional Comments:

- We do not have renters insurance, I assume our landlords have earthquake insurance as the homeowners, but don't know for sure.
- Can't afford the premiums! We don't have extra money sitting around. We live check to check - we're happy to not be homeless.
- Too expensive and doesn't provide enough coverage
- Condo policy covers the building. Personal property insurance covers inside the unit.
- The size of the deductible for earthquake insurance is too high to make the plan worth it.
- Cost and not sure if it would be able to pay out for a big earthquake but may buy it anyway
- partially covered under association policy
- cost
- Very expensive and the deductible is too high.
- Too expensive.
- My home isn't worth the cost to fix it
- Cost & think insurance won't pay after a disaster, i.e., Northridge Earthquake
- Never severe enough
- Cost vs. the amount of damage required in order for the earthquake insurance to be used.
- The deductible is \$59,000, my house is retrofitted and has been through 3 earthquakes no damage.
- Cost and does it really cover the cost if my house is red tagged?

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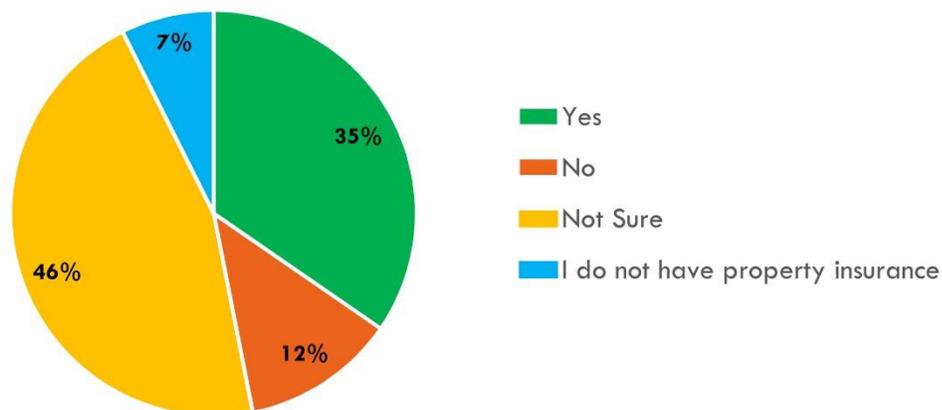
- Too expensive
- High deductible; expect earthquake to impact many homes and trigger federal assistance
- Not my business.
- Too expensive and house is structurally sound.
- Retrofitted household, other preparations

Question 24: Is your home or business located in an area at risk for wildfires?



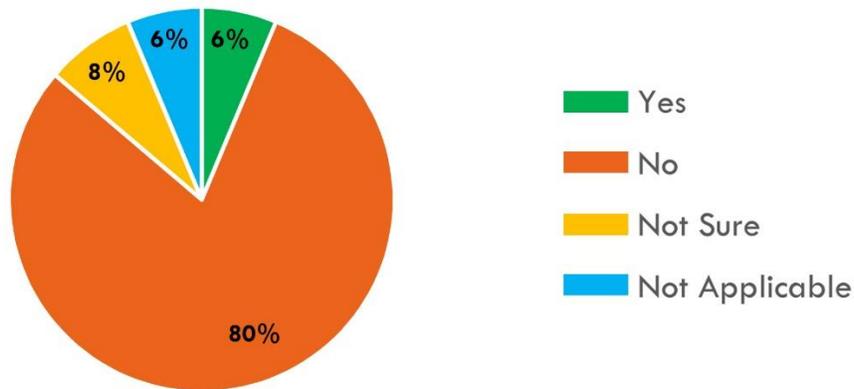
Question 25: Does your homeowner, renter, or property insurance policy provide coverage for damage from natural hazards?

A majority of respondents were either unsure of whether their insurance provides coverage for damage from natural hazards, did not have coverage, or did not have property insurance. 35 percent of respondents are covered for damage from natural hazards.



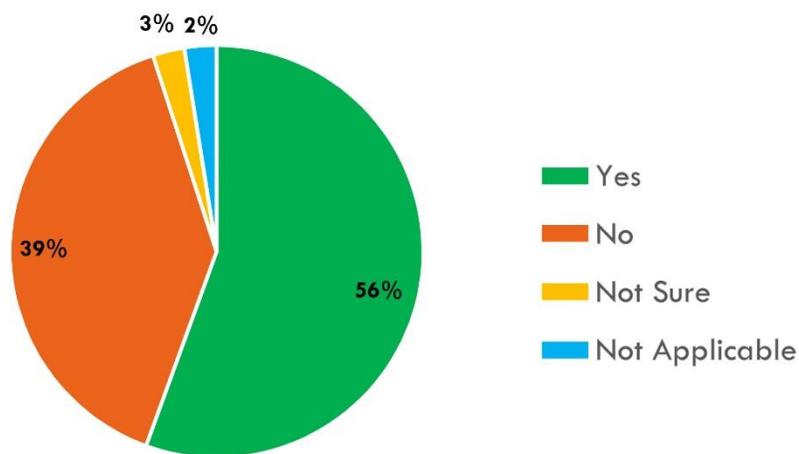
Question 26: Have you ever had problems obtaining homeowner, renter, or property insurance due to risks from natural disasters?

Few respondents have ever had problems obtaining homeowner, renter, or property insurance due to risks from natural disaster. Only 6 percent of those who responded to the survey reported having problems relating to insurance for natural disasters.



Question 27: When you moved into your home, did you consider the impact a natural hazard event could have on your home?

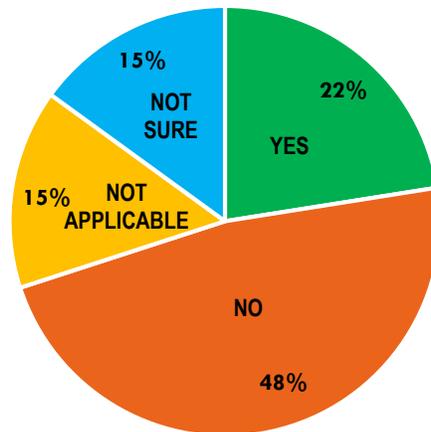
A majority of survey participants considered the impact natural hazards could have on their home when they moved into it. 39 percent did not consider the impacts.



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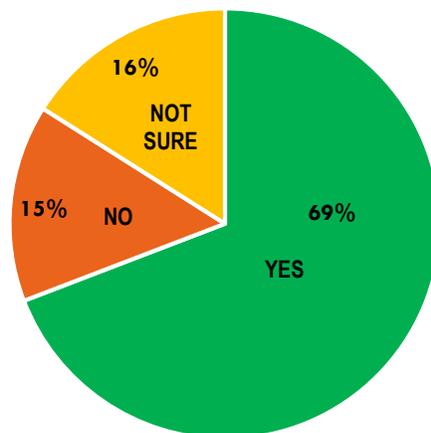
Question 28: Was the presence of a natural hazard risk zone (for example, wild fire area or flood zone) disclosed to you by a real estate agent, seller or landlord before you purchased or moved into your home?

A large percentage of respondents either did not receive information about the presence of a natural hazard risk zone from their real estate agent, seller or landlord, or were unsure of whether they had.



Question 29: Would the disclosure of this type of natural hazard event risk information influence your decision to buy or rent a home?

Relating to Question 28, almost 70 percent of participants indicated that if they were disclosed information about a natural hazard risk it would affect their decision to buy or rent a home.



Question 30: Please utilize the space below to provide any additional comments regarding local natural hazards, disasters, and preparedness.

- Streets need to be cleared to allow people to go to other cities to find shelter with friends or relatives, police need to prevent looting
- Storm water drainage systems should be at peak efficiency and cleaned out periodically.
- I would strongly support a local ordinance requiring every home to be equipped with 64 oz of stored water per resident per day for 5-10 days. This could prevent looting, home invasions, violence, etc. in case of a water emergency which seems inevitable given the drought, the state of the infrastructure and the lack of preparedness for this. How can this idea be quickly brought before the City Council???
- I am really glad you are doing this! Thank you! Not sure if you can help with this, but I would like information on who to contact regarding the planes now flying over Culver City – EMAIL DELETED FROM PUBLIC VERSION.
- Would like to have maps of floodplain, earthquake faults, liquefaction areas etc. easily/widely available for Culver City. Would like to have a way to easily identify handicapped/elderly in the event of any disaster- window sign/ sticker etc. to let others/ rescuers know.
- I think it would be a great idea to have an earthquake day. Where schools, businesses, and volunteers went through the steps of helping each other in the event of a large scale earthquake. Where to go, what to do without cell phones, etc. etc.
- I moved west of the 405 to be out of the tsunami zone... I am more concerned about the effects of living next to the largest urban oil field in the world... that practices fracking. I have had the petroleum field workers outside of my home looking for something several times but never talking to me. Weird right?
- This survey was completed by a Culver City CERT member.
- I'm very pleased to see the city of Culver City taking these proactive steps to address such an important topic as preparedness for disasters.
- Thank you for working to collect our opinions and to work at making us all safer.
- Real estate agent did cover flood risk and informed us that we are not in a flood plain.
- I put excessive heat but think that is the local consequence of climate change. Concerned about elderly with excessive heat and no air conditioning or losing power to air conditioning.
- I am only aware of the probability of an earthquake
- I recently attended a lecture by Dr. Lucy Jones on a large-scale earthquake in the LA area. Fascinating but terrifying!
- Evacuation plan, signage and traffic planning for and after disasters + special zoning codes closer to schools. Evacuation walkpath signage in parks especially outlook and culver park
- No-fee permits and tax breaks to seismically retrofit your home.
- Good job. Nice survey. Look forward to the results and responses. :)