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**ALFRED E. ALQUIST  
SEISMIC SAFETY COMMISSION MEETING**

Microsoft Teams Teleconference Meeting  
May 12, 2022

**I. Call to Order**

The meeting was called to order by Cindy Silva, Vice Chair, at 9:02 am. Tanya Black, Administrative Processes Manager, conducted the roll call.

**Present:**

Cindy Silva, Vice Chair  
Representative Nestor Lopez for Ken Cooley  
Representative Diane Gould for Ida Clair  
Debra Garnes  
Representative Lori Nezhura for Mark Ghilarducci  
David Rabbitt  
Fuad Sweiss  
Andrew Tran

**Absent:**

Alegria De La Cruz  
Ken Cooley  
Ida Clair  
Mark Ghilarducci  
Joone Kim-Lopez  
Mia Marvelli  
Dr. H. Kit Miyamoto  
Vincent Wells



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## **II. Approval of Seismic Safety Commission March 10, 2022, Meeting Minutes**

### **Discussion:**

The Seismic Safety Commission (SSC) discussed the meeting minutes of March 16, 2022. Motion to approve by Commissioner Rabbitt, seconded by Commissioner Sweiss. Motion passed unanimously.

Commissioner Marvelli abstained.

### **III. Chairman's Remarks**

Chairwoman Silva stated that there was going to be change to agenda and Item 4: Election of Chair and Vice Chair would be heard before Item 7: Update on Seismic Safety Commission Projects.

Chairwoman Silva introduced the next item and presenter Janiele Maffei, S.E., Chief Mitigation Officer, California Earthquake Authority.

### **IV. Election of Chair and Vice Chair**

Acting Executive Director, Salina Valencia stated that in 1994, the SSC adopted a policy on elections of officers stating that the SSC shall annually appoint a nominating committee from its membership to assist with the election of officers. At the March 10th meeting, the SSC unanimously voted to appoint Commissioner Garnes and Commissioner Kim-Lopez to the nominating committee. Throughout the month of March, applications were submitted from those Commissioners that were interested in the Chair and Vice Chair position. In early April, the nominating committee reviewed applications and then conducted interviews.

The nominating committee came to a recommendation and nominated Commissioner Silva as Chair and Commissioner Sweiss as Vice Chair.

Motion to approve by Commissioner Garnes, seconded by Commissioner Rabbitt. Motion passed unanimously.



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## **V. The California Residential Mitigation Program – Residential Earthquake Resilience for Californians**

**Speaker – Janiele Maffei, S.E. Chief Mitigation Officer, California Earthquake Authority**

The California Mandatory Offer Law states that if you write a homeowners' policy earthquake insurance must be offered. The Northridge earthquake of 1994 had a magnitude of 6.7 and caused \$40 billion in damage. Insurance companies stopped writing homeowners' insurance which prompted the creation of The California Earthquake Authority (CEA). The CEA is a publicly managed, privately financed, not-for-profit provider of residential earthquake insurance. CEA is privately financed by policyholders with a mission to educate, mitigate, and insure. The participating insurer will manage the policy and do claim adjustments in the event of an earthquake. The CEA has a financial capacity of \$19.8 billion and is required to provide 5% of investment income for a loss mitigation fund for all Californians.

Mrs. Maffei stated that risk is determined by hazard, vulnerability, and exposure. Earthquake hazard includes surface faulting, ground shaking, landslide, liquefaction, tectonic deformation, tsunamis, and seiches. California is home to two-thirds of our nation's earthquake risk and there's a 99% chance of one or more magnitude of 6.7. The San Francisco Earthquake of 1906 had a magnitude of 7.8 and 250-miles fault rupture.

The CEA did a study called ATC 110 (FEMA P-1100) to identify cripple wall houses, houses with a lot of space on the lower floor, hillside houses, and unreinforced chimneys. Cripple wall houses take top priority with over a million being in high hazard areas. FEMA P-11 is going through a process to become standard and provide pre-engineered sets that can be used by homeowners and contractors for all identified risks except for hill houses. Cripple wall homes are older homes with a crawlspace surrounded by short, wood stud walls supporting the first floor.

The California Residential Mitigation Program (CRMP) is managed by Cal OES and CEA, began in 2013, and has provided grants of up to \$3,000 for retrofit to over 16,500 houses in over 280 selected zip codes. Retrofit averages \$5,200 in California and includes putting anchor bolts between the wood part of the



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house and the concrete. Plywood with vent holes is clipped to the top. This can be done for short walls as well and can be completed in two to three days. Some houses do not have short cripple walls but still require new anchor bolts and new clips.

The CEA conducted a vulnerability study to analyze the reduction in damage for the retrofit. Based on a \$200 per square foot replacement cost, they did scenarios of earthquakes that could happen to design new buildings. The replacement cost per square foot is off by a factor of two or three to allow for scaling up. The reduction in damage for stucco houses versus wood siding is about 150,000 to as much as half a million dollars. The CEA just received \$80 million through the FEMA Hazard Mitigation grant program and Cal OES which will allow the program to more than double the number of houses completed. A supplementary grant was always introduced that will pay nearly 100% of the costs for most who apply. A third of registrants believe they will qualify for the low-income supplementary grant.

The next program is a pilot for homes that have living spaces over the garage. Damage from earthquakes can be seen for houses constructed by 2000. The retrofitting for these homes includes new foundation near the garage door by installing a new steel column that grabs onto a beam that holds the top floor and plywood around the walls.

The board amended the JPA agreement to include multifamily soft-story homes. CRMP applied for FEMA BRIC funding to create a pilot grant program for multifamily soft-story retrofits. The retrofit is done on the first floor with new steel frame, new foundations and braces or plywood on the walls. The retrofit for these buildings would average between \$5-10,000 per unit.

Grant programs are not open all the time but there is a website called [strengthenmyhouse.com](http://strengthenmyhouse.com) that contains information and resources to make important decisions regarding resiliency for living conditions. The CEA will provide a 20% discount on insurance premiums with participating insurers.

Mrs. Maffei stated that she is happy to talk or provide information to groups to help make an educated decision about their hazard, risk, and vulnerability.



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## **Discussion:**

Commissioner Tran asked if the fundings from FEMA are seed funding or permanent funding.

Programs were able to open because of loss mitigation funding which pays the salaries and expenses of the CEA team. The loss mitigation fund was the seed, the state of California allocated \$3 million for two years in a row, and \$80 million was allocated from FEMA. FEMA funding is not taxable under the Stafford Act.

Commissioner Sweiss asked if there was any potential to expand the program to also include commercial properties in the future.

CEA does not insure commercial properties. If directed by the CEA board and the CRMP board, commercial properties could potentially be handled as well but it is not currently the direction of the boards.

Commissioner Sweiss stated that it would be prudent to put a reference to the CEA programs in the Commercial Property Owners' Guide.

Commercial properties can be multifunctional buildings and include both retail and residential.

Commissioner Garnes asked if earthquake insurance is tied to being able to access the grant funds for retrofitting for residences.

The program is intended for all Californians and does not require to be insured.

Chairwoman Silva asked how the CEA is promoting information and availability of the grants and reaching the broad community across homeowners and renters who need to encourage their landlords.

Information is constantly available on websites and presentations are made two to three times per week. Emails are taken to inform potential applicants when registrations are open. There are also various platforms to spread information such as radio, TV, print, social media, and even word of mouth.

Commissioner Rabbitt asked if the program was available statewide.



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A list of zip codes was created based on hazard and the number of houses dated before 1940. The program starts in one zip code and spread out to the whole city. Additional zip codes are covered every year. Areas that have close to the same hazard are determined by building construction if they will be covered.

Commissioner Garnes asked when the registration period will be.

The managing director for CEA stated that registration is looking to be in the third quarter of the year. Soft stories will more likely be the end of the year and a shortlist for the multifamily homes will be acknowledged in the summer.

Chairwoman Silva asked if there was a chance the infrastructure bill that was passed by Congress in November has any pockets of money that could be applicable.

The CEA stands legally able to receive funding from any source, the only deterrent would be using the 1099 is still required for state funding sources.

Commissioner Silva thanked CEA for the presentation and introduced the next agenda item presenter, Helen Lopez.

## **VI. Cal OES International Affairs Role and State Travel Security Protocol**

**Speaker – Helen Lopez, Assistant Director, Office of International Affairs & Tribal Coordination, Cal OES**

**Maddie Baldoni, Intelligence Analyst, California State Threat Assessment Center, Cal OES**

**Olivia Bonander, Intelligence Analyst, California State Threat Assessment Center, Cal OES**

Acting Director Valencia informed the Commission that SSC periodically interacts with international delegates. This presentation's goal was to advise the SSC and staff on the CalOES protocol when engaging with the international delegates.





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Mrs. Lopez with the Office of International Affairs & Tribal Coordination gave a high-level overview of the role of this office and the expectation and protocol for the Commission when engaging with international delegates.

Olivia Bonander, with the California State Threat Assessment Center, Cal OES gave a brief presentation on the threat of foreign adversaries who are attempting to steal from or influence public or private entities. Ms. Bonander stated the reason the travel security program exists is to prevent risks in the state of California.

Ms. Bonander stated that California represents a significant portion of counterintelligence related indictments across the country. Los Angeles and San Francisco are likely to continue to serve as hotspots for foreign intelligence activity due to population and large concentrations of technology. Maddie Baldoni gave an overview on how foreign delegates are vetted through an intense screening process that is conducted through CalOES.

### **Discussion:**

Acting Director Valencia stated that importance of following all CalOES protocols and procedures when engaging with international delegates.

Commissioner Tran inquired if the purpose of the protocols of the California State Threat Assessment Center, is for traveling for SSC business or for any traveling and that the protocols are specific to traveling business for the SSC only.

Commissioner Sweiss asked what kind of sensitive information Commissioners should be aware of that should not be shared and it was stated any proprietary information or things that have significant research and development that a foreign entity could take to avoid time and money being spent are of concern.

## **VII. Update on Seismic Safety Commission Projects**

**Speaker – Jia Wang-Connelly, Senior Structural Engineer, SSC**



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The update to the Commercial Property Owners' Guide to Earthquake Safety (COG) began in October of last year and the final draft is presented for approval today. The guide was completed two months ahead of time to help prepare the community as California is in risk of a major earthquake. Mrs. Wang-Connelly thanked community partners and the SSC for support and guidance; ask SSC for recommendations.

Commissioner Garnes motioned to approve the final draft of the COG with amendments, seconded by Representative Lopez. Motion passed unanimously.

Mrs. Wang-Connelly also updated the SSC on the Shake Table Test. The project was delayed because of shake table calibration but it is up and running. A link will be sent on the current test being done. Testing by the SSC will start May or June of next year. The structural design of the building has been completed and the non-structural component bracing is being finalized.

#### **Discussion:**

Chairwoman Silva thanked the staff and Mrs. Wang-Connelly for the fabulous job done.

Vice Chair Sweiss asked if there was a discussion on future projects that the SSC could explore.

Mrs. Wang-Connelly stated that trying to quantify the economic impact of earthquakes is being discussed and when it is ready it will be sent to the SSC for review and comments hopefully by the end of the month. A presentation can be given at the July meeting.

#### **IV. Miscellaneous Announcements**

Acting Director Valencia informed Commissioner Garnes to let staff know if there is anything to do to help coordinate requests for Mrs. Maffei and CEA to provide what is needed for the Brace and Bolt Program.

Ms. Valencia stated that having additional CalOES departments give the SSC an overview of their roles, responsibilities, and protocols. Ms. Valencia gave an update on the recruitment of the SSC Executive Director process.





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An update on the July 2022, SSC meeting was provided by Mrs. Black and Ms. Valencia. Ms. Valencia stated that this meeting will both in person and virtual. The Commissioners agreed to a new start time of 10:30am concluding at 1:30pm. Mrs. Black stated that she would be sending an email correspondence stating the potential date of either July 7<sup>th</sup> or July 21<sup>st</sup>.

Mrs. Black stated that per diem request will be added to Commission materials.

**Discussion:**

Commissioner Garnes inquired about the progress of per diem requests and Mrs. Black confirmed that per diem requests are being processed for Commissioners.

**V. Public Comment**

No requests for public comments.

**IX. Adjourn**

The meeting was adjourned at 10:49 am by Chairwoman Silva.