



*MCHCD provides a hospital and fosters leadership, advocacy and collaboration
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To: MCHCD Board of Directors
From: Katharine Wylie, MS Ed.
Date: 2/9/2026
Subject: Agency Administrator's Report

Seismic Retrofit Update - Permitting

Board Consultant Dudley Campbell, Chief Operating Officer of the Devenney Group will review recent architectural and engineering work to prepare seismic retrofit construction drawings required by the California Department of Health Care Access and Information, (HCAI) for submission to HCAI by March 1, 2026.

This seismic retrofit project includes (1) a 25,000-gallon diversion-type wastewater storage tank (approx. 12' x 36') to temporarily hold grey/black water if off-campus utilities are disrupted during a seismic emergency (for later pump-out and disposal), and (2) a 25,000-gallon potable water flow-through tank with associated pumping so water is continuously cycled (not stagnant) and can support hospital operations for 72 hours after a seismic event. Both tanks are proposed underground in the existing parking lot areas (manholes only at the surface), with an above-grade pump structure for potable water pressurization (approx. 15' x 20', ~10' tall) intended to resemble an existing nearby structure. No new water treatment is proposed now, though staff discussed whether future treatment planning should be folded into the current permit pathway to avoid reopening the process later.

Because the hospital campus is in the Coastal Zone and the project does not qualify for an exemption, the City expects a Coastal Development Permit (CDP). Even though City staff thinks it will be a non-complex review (since the site is already developed and there are no shoreline access impacts), it still requires a formal review and public hearing. The project also needs Design Review, mainly for anything people can see from the street, especially the above-grade pump structure. The City usually processes the CDP and Design Review together as one application, with one staff report, and both go to the Planning Commission for a public hearing. Filing the permit application also triggers CEQA review, and City staff will decide if the project is exempt or if it needs a formal environmental finding, ideally a Negative Declaration.

Two items flagged for resolution are (1) a 15-foot easement requested by the City Engineer for City maintenance responsibilities on hospital property and (2) a potential constraint under Municipal Code 14.20.040 regarding connection to the City system that will require a compliant path forward.



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In terms of agency roles, HCAI will issue the building permit and review structures/walls, while the City will focus on planning permit conditions and review of system tie-in details; the County serves as the wastewater system inspector for the City.