



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 23, 2026

James McCann
Interim Community Development Director
City of St. Helena
1088 College Avenue
St. Helena, CA 94574
jmccann@cityofsthelelena.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CASTELLUCCI ADAMS ST HOTEL & RESIDENCES PROJECT DATED MARCH 18, 2026, STATE CLEARINGHOUSE NUMBER [2026030802](#)

Dear James McCann,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Castellucci Adams St Hotel & Residences Project (Project). The proposed Project is a mixed-use development consisting of 104,003 square feet (sq. ft.), five-story, luxury hotel with 74 guestrooms, 14 available to purchase condominium resort residences, a swimming pool, a spa and wellness center, a conference center, a restaurant, a ground floor retail and cafe, and a 113-space underground parking garage. The hotel and accessory commercial uses would total 80,794 sq. ft. and the residential uses would total 23,209 sq. ft. Requested Project approvals include a General Plan Amendment, Rezoning, Tentative Subdivision Map, Conditional Use Permit, Major Design Review, Demolition Permit, and Development Agreement. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Castellucci Adams St Hotel & Residences Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [the CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
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cc: (via email)

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