



Property Information Sheet

1301 Mitchell Drive, St. Helena

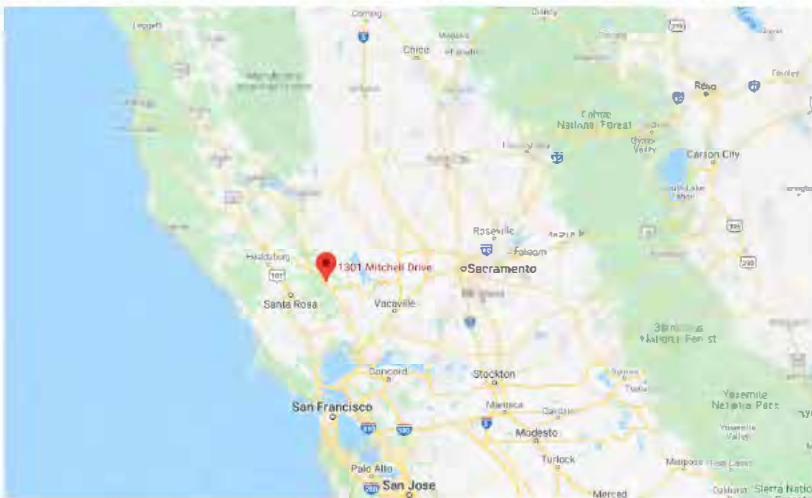


Image Source: Google Maps

Property Details

±0.88-acre vacant irregularly shaped parcel.

Location: Situated in the commercial business district of downtown St. Helena.

Napa County

Zoning: Northern portion: CB (Central Business); southern portion: BPO (Business and Professional Office)

General Plan designation: The City is updating its General Plan designation for the property. The proposed designation is Public Quasi-Public.

APN: 009-263-005

Description: The property is in a commercial area of St. Helena. Located between residential and commercial areas, it is vacant with a level gravel surface.

Environmental: Environmental remediation was completed in 2014 and groundwater monitoring is ongoing.

PG&E Facilities: There is an electric distribution line which requires an easement.

Restrictions: A 30' access easement for the adjacent property crosses the center of the parcel. A Land Use Covenant related to the former manufactured gas plant restricts certain activities.

Other Notes: The property is the site of a former manufactured gas plant that was decommissioned and remediated.