



## Property Information Sheet

# 1301 Mitchell Drive, St. Helena

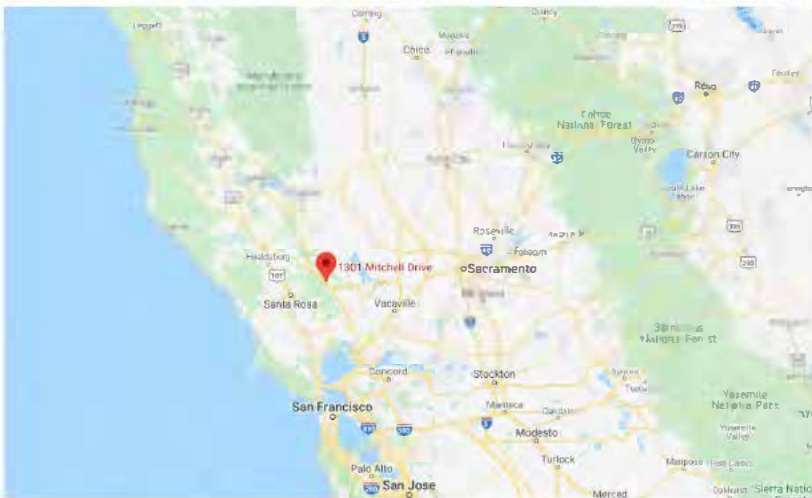


Image Source: Google Maps

### 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.