



## **TITLE**

Paoli/Watson Lane Annexation Project

## **RECOMMENDATION**

Adopt a Resolution Authorizing the Submission of an Application to the Napa County Local Agency Formation Commission (LAFCO) to Initiate Reorganization Proceedings for the Paoli Watson Territory.

## **CONTACT**

Brent Cooper, AICP, Community Development Director

## **BACKGROUND & ANALYSIS**

The City of American Canyon is proposing to annex the Paoli Loop/Watson Lane area, which encompasses approximately 83 acres located at the city's northeastern boundary. This annexation has been long anticipated, as the area lies within the City's Sphere of Influence (SOI) and Urban Limit Line. The SOI, as defined by State law, identifies land that is expected to be incorporated into the City in the foreseeable future. The Urban Limit Line, established by voter approval, sets a boundary for urban growth in American Canyon through the Year 2030. A location map is included as Attachment 2.

The annexation area consists of three distinct areas:

1. A proposed Industrial Park to will help fund the construction of the Newell Drive "Eastside Connector," a new roadway running parallel to Highway 29. This long-anticipated project is expected to ease traffic congestion on Highway 29 and enhance emergency response access. Additionally, new development and business activity in the area will generate economic benefits for both the City of American Canyon and the broader Napa County region. A map showing the potential alignment of the Newell Drive extension is included as Attachment 3.
2. An established rural residential neighborhood centered on and near Watson Lane.
3. Railroad right-of-way located between the southern edge of the property and the city limits.

In 2023, the City certified an Environmental Impact Report (Resolution 2023-85), General Plan

Amendment (Resolution 2023-86) and Rezoning first reading for Affected Territory. In 2024, the Napa County Airport Land Use Commission deemed the land use changes consistent with Napa County Airport Land Use Compatibility Plan.

In accordance with State law, both LAFCO and Napa County have been notified of the City's intent to adopt a resolution initiating annexation proceedings for the Paoli/Watson Lane area. A copy of the Notice of Intention is included as Attachment 4.

Once the Resolution is approved, staff will prepare the LAFCO application. A copy of the LAFCO application materials is included as Attachment 5.

### **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Transportation: "Improve the transportation network within the City to alleviate congestion and enhance the quality of life for the community."

### **FISCAL IMPACT**

Costs for the preparation of the Land Use Documents and Annexation Application are included within the FY 2025/26 Budget.

### **ENVIRONMENTAL REVIEW**

The City of American Canyon prepared an Environmental Impact Report (EIR – State Clearinghouse No. 2022090097) for the Paoli/Watson Lane Annexation Project in accordance with the California Environmental Quality Act.

### **ATTACHMENTS:**

1. [Resolution of application](#)
2. [Location Map](#)
3. [Conceptual Newell Drive Alignment](#)
4. [Notice of Intention](#)
5. [LAFCO Application Packet](#)