SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/6/2014

TO: _____

FROM: Stephanie Fuhs (805-7815721 or sfuhs@co.slo.ca.us)
North CountyTeam / Development Review

PROJECT DESCRIPTION: SUB2013-00046 COAL13-0094 3180 WILLOW CREEK LLC – Proposed lot line adjustment between two parcels of 41.22 acres and 10.07 acres to create two parcels of 10.07 acres and 41.22 acres. Site location is Las Tablas Willow Creek Rd, Templeton. APNs: 039-101-032 and 039-101-041.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ❑ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

SUB2013-00046 COAL13-0094 3180 WILLOW CRE
Lot Line Adjustment
LLA TO ADJUST TWO PARCELS

ADEL/ RADEL
AG

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot
- ☑ Lot Line Adjustment
- ☐ Parcel Map
- ☐ Tract Map
- ☐ Receiving Site
- ☐ Sending Site
- ☐ Road Abandonment
- ☐ Road Name
- ☐ Reversion to Acreage
- ☐ Reconsideration
- ☐ Condominium (new or conversion)
- ☐ Voluntary Merger
- ☐ Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project

☑ Landowner Name Kevin Riley Daytime Phone 805 7060425
Mailing Address 4191 LAS TABLAS Willow Creek rd Zip Code 93465
Email Address: rileysio@Yahoo.com

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 10.07 Assessor Parcel Number(s): 039-101-032 & 41
Legal Description: _____
Address of the project (if known): 3180 Willow Creek rd
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vineyard & housing

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): _____

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 1/29/14

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information:

What is the proposed density or parcel size?: 41.22AC + 10.07AC → 10.07AC + 41.22AC

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 41.22AC & 10.07 AC

What will the property be used for after division: AGRICULTURE

Is the property part of a previous subdivision that you filed? ☐ Yes ☐ No

If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? ☒ Yes ☐ No

Building permits or other approval? ☒ Yes ☐ No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☐ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Describe existing and future access to the proposed project site: AGRICULTURE

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG (WALNUT) & RESIDENTIAL South: BARE LAND

East: AG (CATTLE) West: AG (BARLEY)

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No EXISTING

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No EXISTING

Fire Agency: List the agency responsible for fire protection: CDF

List available or proposed utilities: ☐ Gas ☒ Telephone ☒ Electricity ☐ Cable TV

Adjustments: Are you requesting any adjustments? ☒ Yes ☐ No If Yes, please complete:

☒ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))

☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))

☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))

☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request PROPOSED LLA SO NEIGHBOR CAN EXPAND VINEYARD

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): N/A

How are you proposing to meet the requirements of the Quimby Ordinance:

☐ Dedicate property for park & recreation purposes ☐ Pay the in-lieu fee

☐ Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

_____

Specify the proposed ownership and method of maintenance of the open space: _____

_____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a: N/A

☐ New housing project containing 11 or more dwelling units or parcels; OR

☐ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.

☐ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 15 acres
   Moderate slopes of 10-30%: 12 acres
   Steep slopes over 30%: 4 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: VINEYARD VIEWS

Water Supply Information

EXISTING WELL

1. What type of water supply is proposed?
   ☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☒ Agricultural - Explain VINEYARD – DRIP
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: WELL, TANK & PRESS PUMP
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? ☒ Yes ☐ No
   Bacteriological? ☐ Yes ☐ No
   Chemical? ☐ Yes ☐ No
   Physical ☐ Yes ☐ No
   Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

EXISTING SEPTIC

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 600' feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☒ No
4. Has a piezometer test been completed?
   ☐ Yes ☒ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☐ No

Community Service Information

1. Name of School District: TEMPLETON
2. Location of nearest police station: SHERRIF - MAIN ST, TEMPLETON
3. Location of nearest fire station: COF - THEATER DRIVE
4. Location of nearest public transit stop: >5 mi
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: AG AG-RESIDENTIAL
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
   If yes, please include two copies of the report with the application.

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: NONE

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☐ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   _____
   _____
   _____
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): NONE

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

Justification for the requested lot line adjustment at 3180 Willow Creek Road, Paso Robles, CA

Dear Karen Nall,

My name is Kevin Riley, I am a dry land vineyard farmer on the west side of Paso Robles, where I manage approximately 22 acres of dry land vineyard property within a half mile of these sites. I have secured the opportunity, with an option, to adjust 31.15 acres of my neighbor's property to my own 10.07 acres at 3180 Willow Creek Road. The resulting property will be 41.22 acres in total and leave my neighbor with 10.07 acres at 3210 Willow Creek Road. I believe this lot line adjustment will cure major accessibility issues to the farmable land that the current owners have as well as protect my localized ground water resources.

The proposed 31.15 acres pose accessibility problems for the current owner. He has to utilize a maze of agriculture easements that bring tractors and equipment within close proximity to my house and family. Some of these easements are paved for CDF grade requirements and their heavy usage will wear down expensive, important infrastructure. Approximately three-quarters of the proposed 31.15 acres are accessible to his property only through mine. Adjusting these acres to my property will eliminate this maze of easements.

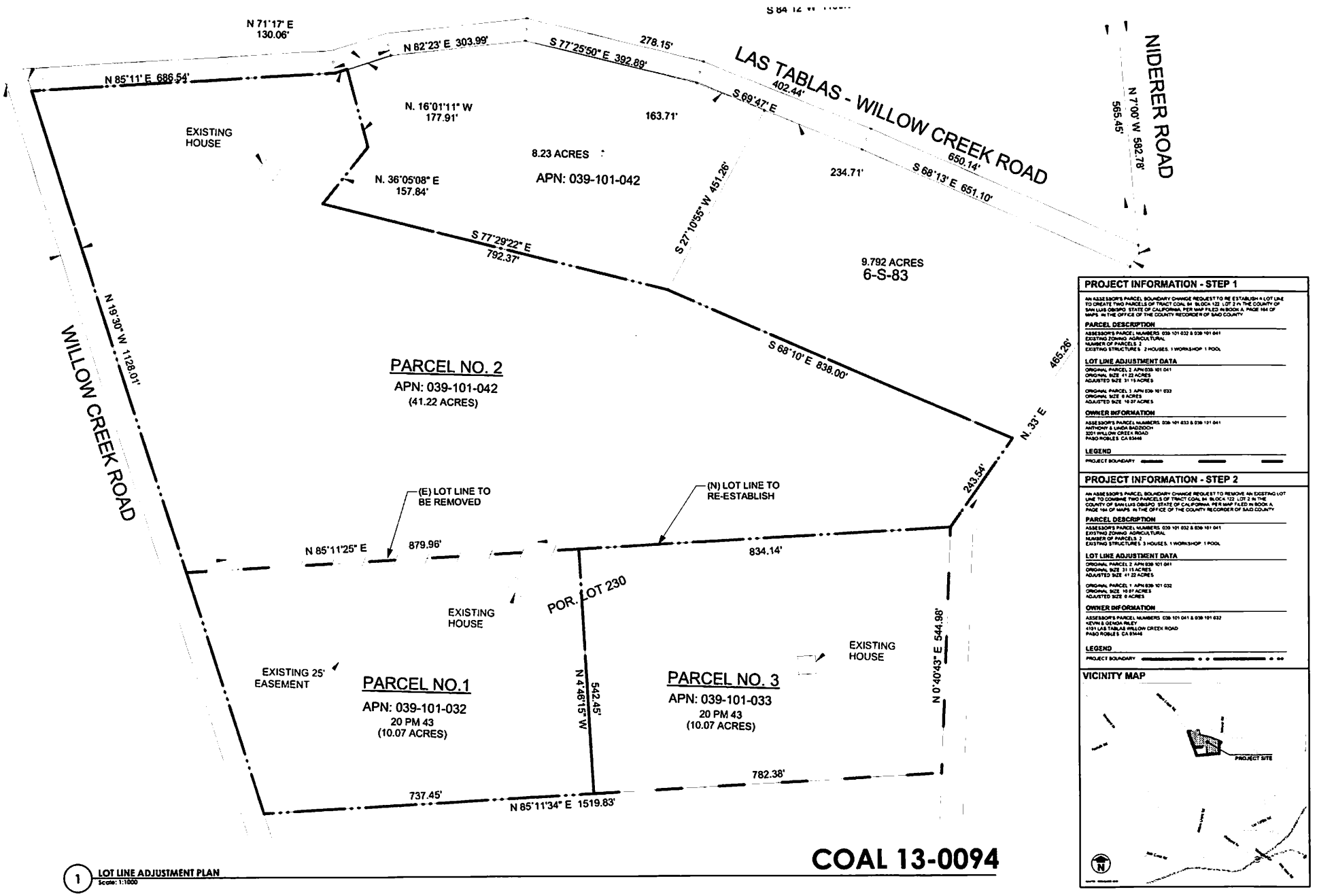
Adjusting the proposed 31.15 acres to my property will also help keep the productive agricultural land used for agriculture purposes as opposed to potential residential or commercial use. West side Paso Robles dry farmable land is a precious commodity. I believe that my possession of this property will ensure reasonable agricultural development on this acreage now and in the future.

The proposed 31.15 acre adjustment to my property will also ensure the long term security of precious water resources in our very localized aquifer. Traditionally, I develop dry farms by conservatively watering only during the development phase and the first two years of establishment. After the second year, I solely use the irrigation system for fertilization applications with no water to the vines during the growing season. I fear if a conventional farmer were to obtain this piece of property, and draft the well, as they all seem to do without the foresight of future consequences, profusely overwatering trying to chase a dollar without reverence for the limited resource they are using, then this could be devastating not only for these two properties but also other bordering properties.

As a dedicated, long term soil conservationist I believe that with my sustainable approach to developing and nurturing a vineyard versus conventional best practices cannot be overstated. I am a farmer from the local community, for the local community looking to preserve our agricultural land by turning it into a productive, profitable, sustainable vineyard.

Regards,

Kevin Patrick Riley, President
3180 Willow Creek, LLC



COAL 13-0094

1 LOT LINE ADJUSTMENT PLAN
Scale: 1:1000

PROJECT INFORMATION - STEP 1

AN ASSESSOR'S PARCEL BOUNDARY CHANGE REQUEST TO RE ESTABLISH A LOT LINE TO CREATE TWO PARCELS OF TRACT COAL 94 BLOCK 122 LOT 2 IN THE COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA, PER MAP FILED IN BOOK A PAGE 164 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL DESCRIPTION

ASSESSOR'S PARCEL NUMBERS 039-101-032 & 039-101-041
EXISTING ZONING AGRICULTURAL
NUMBER OF PARCELS 2
EXISTING STRUCTURES 2 HOUSES, 1 WORKSHOP 1 POOL

LOT LINE ADJUSTMENT DATA

ORIGINAL PARCEL 2 APN 039-101-041
ORIGINAL SIZE 41.22 ACRES
ADJUSTED SIZE 31.15 ACRES

ORIGINAL PARCEL 1 APN 039-101-032
ORIGINAL SIZE 6 ACRES
ADJUSTED SIZE 16.07 ACRES

OWNER INFORMATION

ASSESSOR'S PARCEL NUMBERS 039-101-032 & 039-101-041
ANTHONY & LINDA BADZIOCH
3201 WILLOW CREEK ROAD
PASO ROBLES CA 93446

LEGEND

PROJECT BOUNDARY

PROJECT INFORMATION - STEP 2

AN ASSESSOR'S PARCEL BOUNDARY CHANGE REQUEST TO REMOVE AN EXISTING LOT LINE TO COMBINE TWO PARCELS OF TRACT COAL 94 BLOCK 122 LOT 2 IN THE COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA, PER MAP FILED IN BOOK A PAGE 164 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL DESCRIPTION

ASSESSOR'S PARCEL NUMBERS 039-101-032 & 039-101-041
EXISTING ZONING AGRICULTURAL
NUMBER OF PARCELS 2
EXISTING STRUCTURES 3 HOUSES, 1 WORKSHOP 1 POOL

LOT LINE ADJUSTMENT DATA

ORIGINAL PARCEL 2 APN 039-101-041
ORIGINAL SIZE 31.15 ACRES
ADJUSTED SIZE 41.22 ACRES

ORIGINAL PARCEL 1 APN 039-101-032
ORIGINAL SIZE 16.07 ACRES
ADJUSTED SIZE 6 ACRES

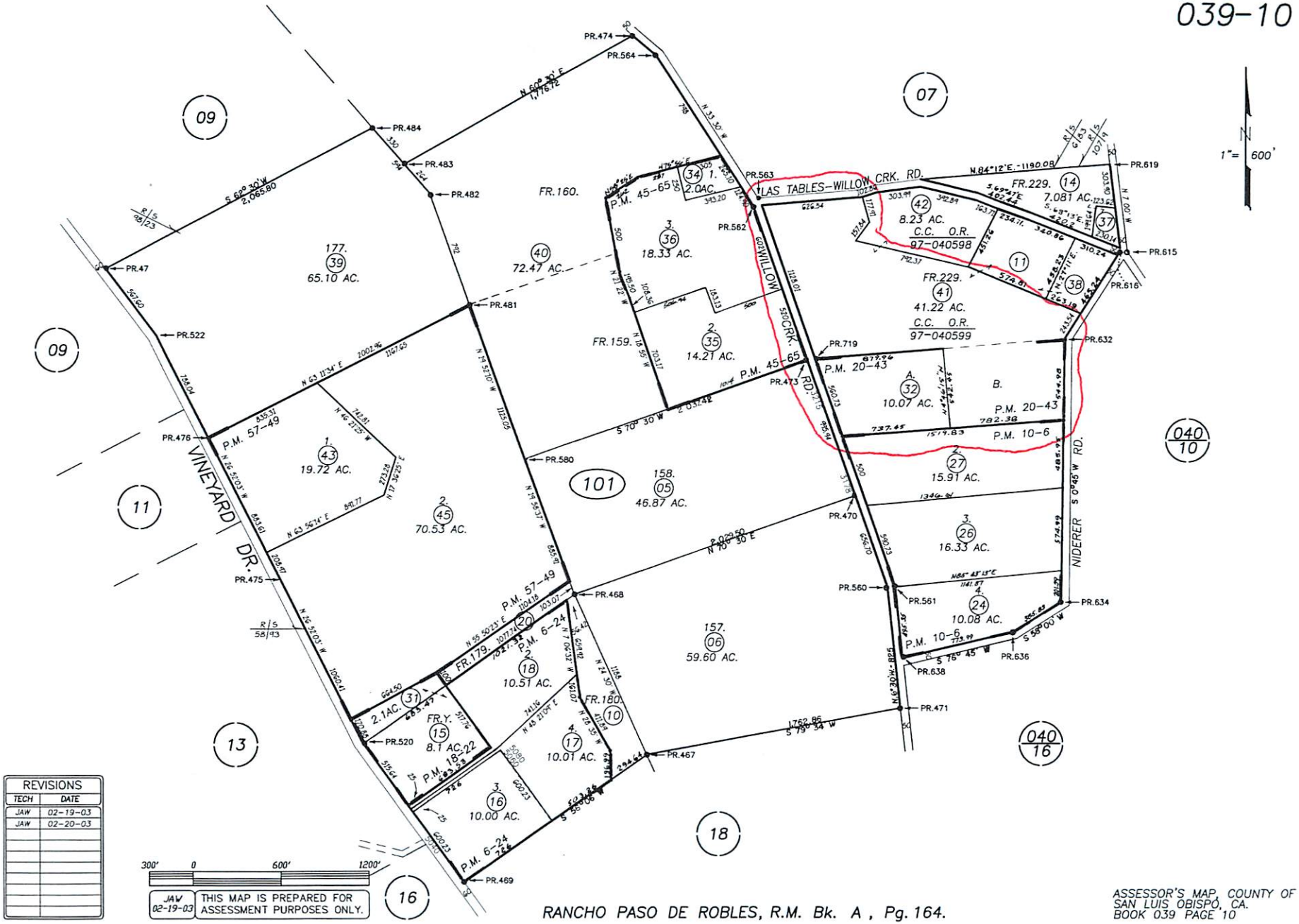
OWNER INFORMATION

ASSESSOR'S PARCEL NUMBERS 039-101-041 & 039-101-032
KEVIN & GENOA RILEY
4191 LAS TABLAS WILLOW CREEK ROAD
PASO ROBLES CA 93446

LEGEND

PROJECT BOUNDARY

VICINITY MAP



REVISIONS	
TECH	DATE
JAW	02-19-03
JAW	02-20-03

RANCHO PASO DE ROBLES, R.M. Bk. A, Pg. 164.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 039 PAGE 10

LAS TABLAS WILLOW CREEK RD
RL
Adelaida
Planning Area
AG
200 m
500 ft
POWERED
es

Parcel Summary Report For Parcel # 039-101-032

1/30/2014
9:22:41AM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	3180 WILLOW CREEK LLC 4191 LAS TABLAS WILLOW CRK RD PASO ROBLES CA 93446-
OWN	3180 WILLOW CREEK LLC A CA LLC

Address Information

Status	Address
P	03180 WILLOW CREEK RD RADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO75-	209	A	Rural Adelaida	Adelaida	AG			Y	VP	

Parcel Information

Status	Description
Active	RHO PR PM 20/43 PAR A

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 01
AREA NO. 21

Parcel Summary Report For Parcel # 039-101-032

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
D990353P	EXP	Primary Parcel

Description:
WINERY

PMT2002-11388	EXP	Primary Parcel

Description:
CONVERT BARN TO WINERY (EXISTING APARTMENT ABOVE) - EXPIRED

PMT2002-15540	FNL	Primary Parcel

Description:
SFD REPLACEMENT 2,140SQFT W/ ATT GARAGE 528SQFT MH WAS INSTALLED BEFORE 7/75 VERIFIED BY BR & CK ENG. J. KUDLA 50652

PRE2011-00065	REC	Primary Parcel

Description:
RE-PROCESS D990353P- WESTBERG WINERY AND ADD TASTING ROOM/ PREVIOUSLY APPROVED / NO EVENTS BEYOND WHAT MUP ALLOWS

PRE2011-00066	REC	Primary Parcel

Description:
REF- D990353P

PRE2012-00079	REC	Primary Parcel

Description:
3000 SF WINE PROCESSING BUIDLING AND 1,500 SF TASTING ROOM

SUB2013-00046	REC	Primary Parcel

Description:
LLA TO ADJUST TWO PARCELS

Parcel Summary Report For Parcel # 039-101-041

1/30/2014
9:22:57AM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	BADZIOCH ANTHONY J 7591 WHIMBLETON WY RENO NV 89511-
OWN	BADZIOCH LINDA A

Address Information

Status	Address
P	03210 WILLOW CREEK RD RADEL
P	04191 LAS TABLAS RD RADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL94-	122	0002	Rural Adelaida	Adelaida	AG			Y		

Parcel Information

Status	Description
Active	RHO PR PTN LT 229 & PM 20 -43 LT B

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 01
AREA NO. 21

Parcel Summary Report For Parcel # 039-101-041

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
PRE2012-00028	REC	Primary Parcel
Description: 41.22 ACRES		
S940038L	RDD	Primary Parcel
Description: ADJUSTMENT OF 2 PARCELS		
SEP2012-00249	ISS	Primary Parcel
Description: Septic Inspection		
SUB2013-00046	REC	Related Parcel
Description: LLA TO ADJUST TWO PARCELS		