



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

July 13, 2009

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** UPE09-0027  
**Applicant Name:** Lester Schwartz Trust  
**Owner Name:** Lester and Linda Schwartz  
**Site Address:** 15001 Meyers Grade Road, Jenner  
**APN:** 109-160-020, -017, -018, and -023

**Project Description:** Request for a Use Permit for a new 1,500 square foot tasting room open seven days a week with ten promotional events and eight special events per year on a 246.38 acre parcel. Wine is produced off-site.

The project site has split zoning of RRD (Resources and Rural Development), B7 (Frozen Lot Size), and TP (Timber Production) and is in the process of a technical correction with the Permit and Resource Management Department. The proposed tasting room will be located on the portion of the site that is zoned RRD (Resources and Rural Development), B7 (Frozen Lot Size).

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by August 3, 2009, and should be sent to the attention of: UPE09-0027, Cynthia Demidovich (cdemidov@sonoma-county.org). The Project Planner can also be reached at 707-565-1754.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |   |  |
|---|--|
| <input type="checkbox"/> County Surveyor  | <input type="checkbox"/> County Communications - George Waters       |
| <input checked="" type="checkbox"/> Health  | <input checked="" type="checkbox"/> Fire Marshal                     |
| <input type="checkbox"/> Sanitation   | <input checked="" type="checkbox"/> Fire District - Timber Cove Fire |
| <input type="checkbox"/> Env. Health Consumer Protection - Jerry Meshulam           | <input type="checkbox"/> School District -                           |
| <input checked="" type="checkbox"/> Public Works, Land Dev - Ken Giovannetti        | <input type="checkbox"/> Water District -                            |
| <input type="checkbox"/> Public Works, Drainage - Jesse Foster                      | <input type="checkbox"/> State Coastal Commission                    |
| <input type="checkbox"/> Ag Commissioner  | <input type="checkbox"/> Caltrans (State)                            |
| <input type="checkbox"/> Flood and Drainage Review                                  | <input checked="" type="checkbox"/> State Fish & Game                |
| <input type="checkbox"/> SUSMP Review   | <input type="checkbox"/> State Department of Forestry                |
| <input type="checkbox"/> General Plan Staff   | <input type="checkbox"/> State Department of Health                  |
| <input checked="" type="checkbox"/> Northwest Information Center, S.S.U.            | <input type="checkbox"/> State Parks and Recreation                  |
| <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee       | <input type="checkbox"/> Treasurer/Special Assessment                |
| <input type="checkbox"/> Building Inspection  | <input type="checkbox"/> Assessor                                    |
| <input type="checkbox"/> Army Corps of Engineers                                    | <input type="checkbox"/> Landmarks Commission                        |
| <input type="checkbox"/> P.G. & E.  | <input type="checkbox"/> So County Transit - Steven Schmitz          |
| <input type="checkbox"/> SBC  | <input type="checkbox"/> Road Naming                                 |
| <input type="checkbox"/> Sheriff - Crime Prevention                                 | <input type="checkbox"/> Code Enforcement - Michael Lueders:         |
| <input type="checkbox"/> LAFCO  | <input type="checkbox"/> SVCAC and Aide to Dist 1 Supervisor         |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser                                     | <input checked="" type="checkbox"/> Coastal Hills Land Trust         |
| <input checked="" type="checkbox"/> Board of Supervisors Aide - Supervisor Carrillo |  |

# Planning Application

PJR-001

*OK B2002 5/11/09*

File#: UPE09-0027

### Type of Application:

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Variance    |
| <input type="checkbox"/> Ag./Timber Preserve    | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit    | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance    | <input type="checkbox"/> Design Review Signs       | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Other:      |
| <input type="checkbox"/> Cert. of Modification  | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Second Unit Permit           |                                      |
| <input type="checkbox"/> Coastal Permit         | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Specific/Area Plan Amendment |                                      |
| <input type="checkbox"/> Design Review Admin.   | <input type="checkbox"/> Major Subdivision         | <input checked="" type="checkbox"/> Use Permit        |                                      |

### Applicant (Contact Person):

LESTER SCHWARTZ  
Name  
1212 OAKLAND AVE  
Mailing Address  
PIEDMONT CA 94611  
City/Town State Zip  
(510) 654-4152 (510) 654-9745  
Phone Fax  
LESTER@FORTROSSVINEYARD.COM  
email  
*Lester Schwartz* 4/30/2009  
Signature Date

### Owner, if other than Applicant:

LESTER & LINDA SCHWARTZ TRUST  
Name  
1212 OAKLAND AVE  
Mailing Address  
PIEDMONT CA 94611  
City/Town State Zip  
(510) 654-4152 (510) 654-9745  
Phone Fax  
LESTER@FORTROSSVINEYARD.COM  
email  
*Lester Schwartz - Trustee* 4/30/2009  
Signature Date

### Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town State Zip	City/Town State Zip	City/Town State Zip
Title	Title	Title
Phone Fax	Phone Fax	Phone Fax
email	email	email

### Project Information:

15001 MEYERS GRADE JENNER  
Address(es) City/Town  
SUBJECT PROPERTY AP 109-160-20 246.38  
Assessor's Parcel Number(s) Acreage  
ADDITIONAL ADJOINING PARCELS 109-160-17/18/21/23/11 & 109-150-36/37 TOTAL ACRES 44  
Project Description: (Please attach additional sheet(s) if needed) = 977.56

SEE ATTACHED PROJECT DESCRIPTION

Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed 0

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff -----

Planning Area: \_\_\_\_\_ Supervisorial District: S Current Zoning: TP B7 General Plan Land Use: RAO  
Specific Plan: NO ME S.P. Land Use: \_\_\_\_\_ Needs CEQA Review?  yes  no

### Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_  
New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_

Previous Files: LA916-0028 MS91-991 MS7657 200916-0036

Application accepted by SCOTT HUNSPERGER Date 5/11/09

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue \* Santa Rosa, CA \* 95403-2829 \* (707) 565-1900 \* Fax (707) 565-1103

# Supplemental Application Information

Existing use of property: VINEYARD, RESIDENTIAL, FOREST

SUBJECT = 246.38  
Acreage: ENTIRE = 977.56

Existing structures on property: MAIN RESIDENCE, FARMWORKER HOUSE  
VARIOUS SMALL PUMPHOUSES.

Proximity to creeks, waterways and impoundment areas: NONE IMMEDIATE

Vegetation on site: GRASSLAND & FOREST & VINEYARDS

General topography: HILLY WITH SOME FLAT & ROLLING HILL AREAS

Surrounding uses to North: RESIDENTIAL LOT (9 ACRES) South: FOREST & GRASSLAND  
(Note: An adjoining road is not a use.) East: FOREST GRASSLAND West: FOREST & GRASSLANDS  
East: VINEYARDS

New structures proposed (size, height, type): 50' X 30' BUILDING 26' HIGH  
BARN LIKE BUILDING STRUCTURE

Number of employees: Full time: 1 Part time: 2 Seasonal: \_\_\_\_\_

Operating days: 4/1 - 11/30 Hours of operation: 10 AM - 6 PM  
12/1 - 3/31 10 AM - 5 PM

Number of vehicles per day: Passenger: 20 Trucks: 1 TRUCK PER WEEK

Water source: WELL Sewage disposal: SEPTIC

Provider, if applicable: \_\_\_\_\_ Provider, if applicable: \_\_\_\_\_

New noise sources (compressors; power tools, music, etc.): NONE SIGNIFICANT EXCEPT  
DURING CONSTRUCTION

Grading proposed: Amount of cut (cu. yds.): 330 Amount of fill (cu. yds.): \_\_\_\_\_ Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes \_\_\_\_\_ No  If Yes, indicate area of disturbance(aces): \_\_\_\_\_

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):  
SEE DRAINAGE PLAN SUBMITTED.

Vegetation to be removed: GRASS & SOME SMALL SEEDLINGS.

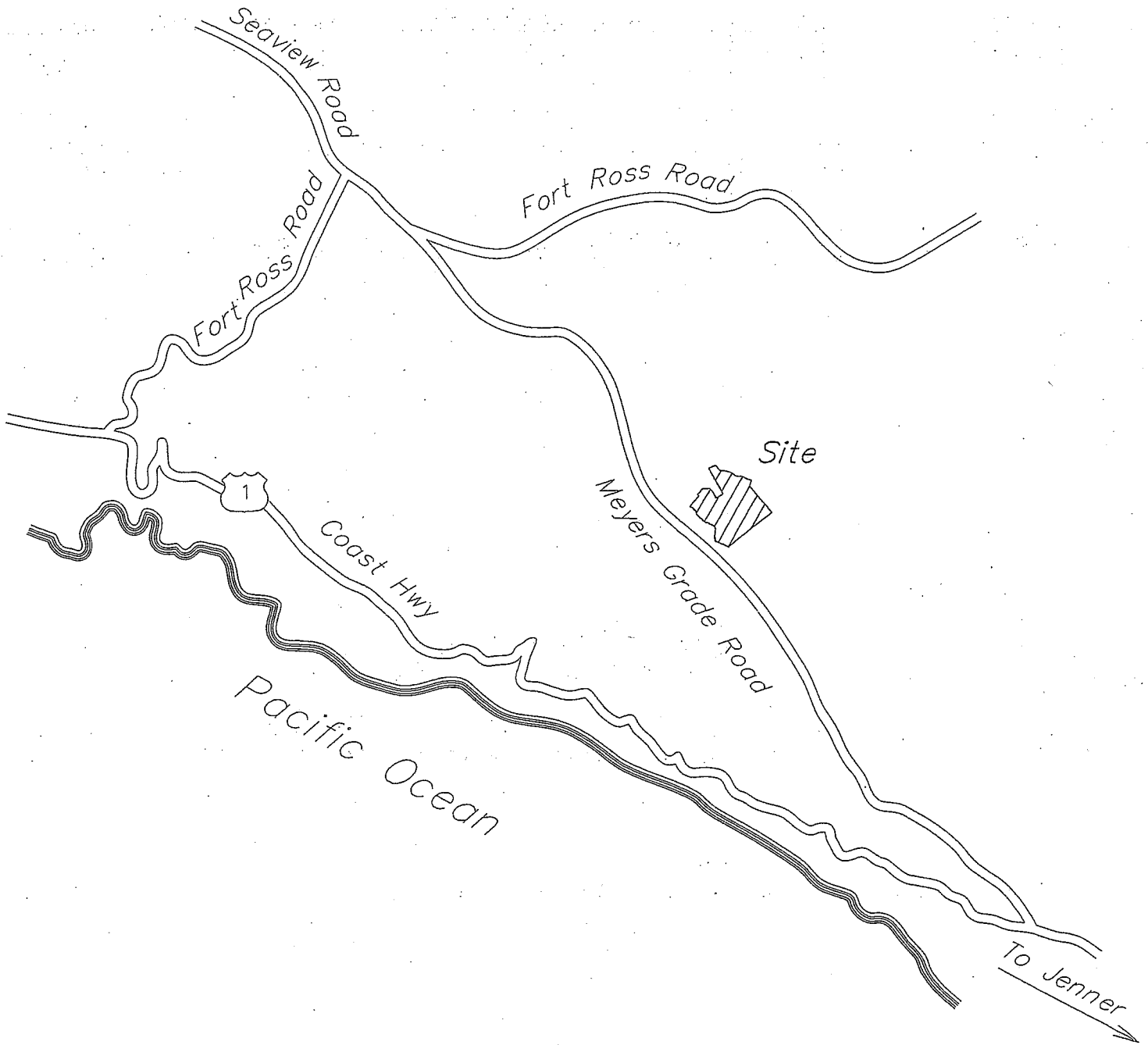
Will proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No

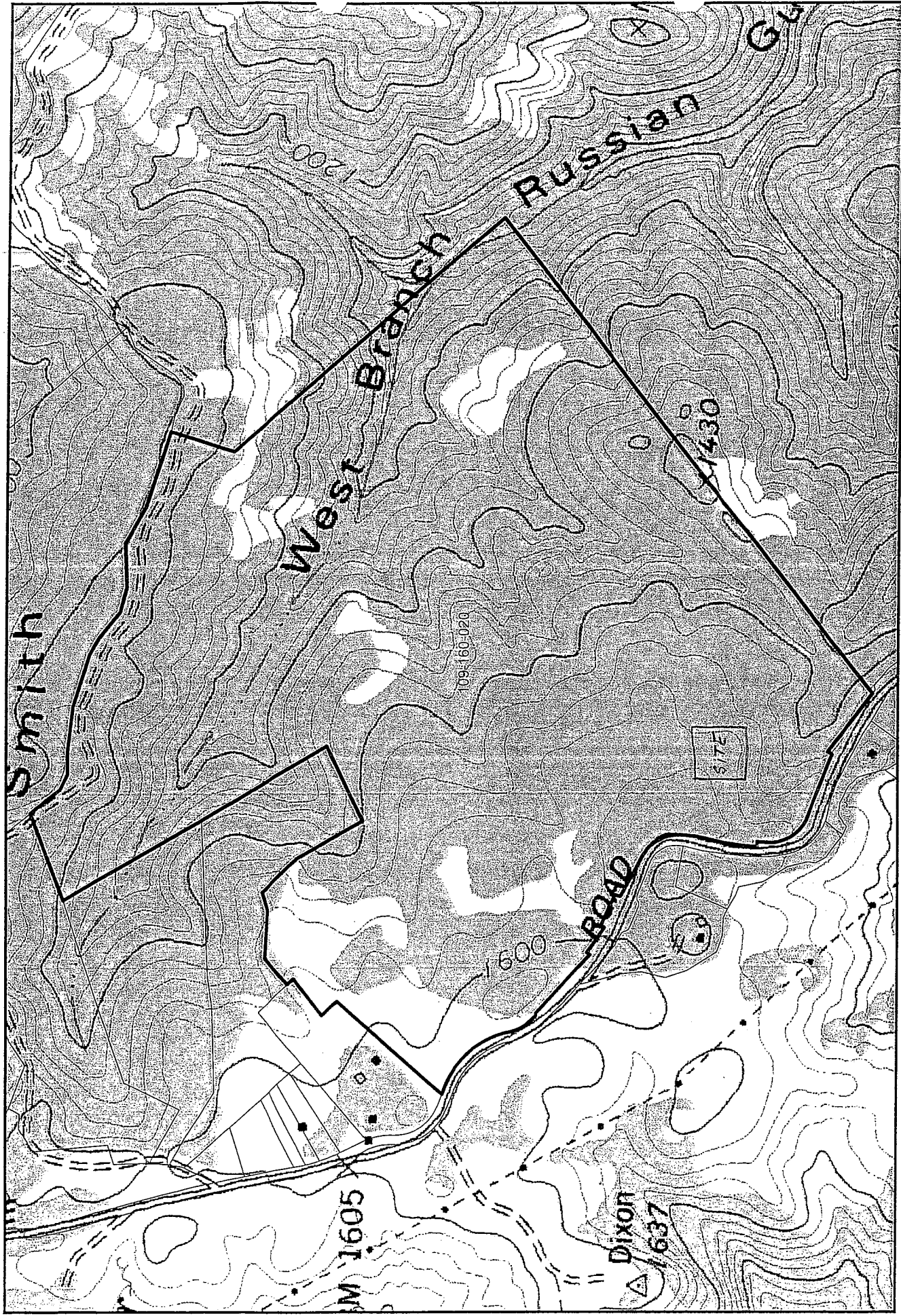
Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes \_\_\_\_\_ No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes \_\_\_\_\_ No

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): CURRENTLY THREE 5,000 GALLON STORAGE TANKS WITHIN  
75 FT OF PROPOSED BUILDING AND 10 ACRE/FEET POND WITHIN APPROX  
500 FT OF PROPOSED BUILDING.

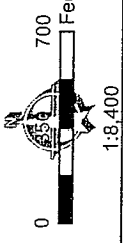
# VICINITY





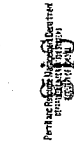
APN: 109-160-020  
 USGS Quad: 17, Fort Ross (40 Ft. Contour Interval)

- Note:
1. Parcel boundaries derived from 1:8000 scale maps and revised using Assessor Parcel Maps.
  2. Discrepancies between parcel boundaries occur due to reprojecting.
  3. Questions regarding this map and the data herein should be directed to PRMD (707) 565-1900.
  4. Topography USGS 7.5 Quadrangle sheet.



Map Scale and Reproduction methods limit precision in physical features depicted. This map is for illustrative purposes only and is not suitable for parcel-specific decision making. The parcels contained here are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of June 30, 2008. For more current parcel data consult the County of Sonoma Assessor's Office.

No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.



County of Sonoma  
 Permit and Resource Management Department  
 2550 Ventura Avenue, Santa Rosa, California 95403  
 707-565-1900  
 FAX 707-565-1103



COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 83-001

107-17

21-22

109-16

16-21

17-16

VC

M-51

BOHN DILLON ROAD

SMITH RIDGE ROAD

MEYERS GRADE ROAD

BLACK MOUNTAIN ROAD

South Fork Gualala River

JOHNSON

SMITH RIDGE ROAD

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

West Branch

MEYERS GRADE ROAD

MEYERS GRADE ROAD

MEYERS GRADE ROAD

MEYERS GRADE ROAD

Russian Gulch

Parcel Map No. 91-991

REC. 02-08-1996 IN BK. 548, MAPS, PGS. 34-38

REVISOR

03-25-96=21-DMC

11-18-96=23/TPZ-LSL

10-29-08=24-KB

10-29-08=R/S-KB

78N R12W

MUNIZ RANCHO

Ptn of G.W. CALL TRACT

SCALE: 1"=200'

SCALE: 1"=800'

TPZ

TPZ

TPZ

TPZ

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REVISIONS	DATE

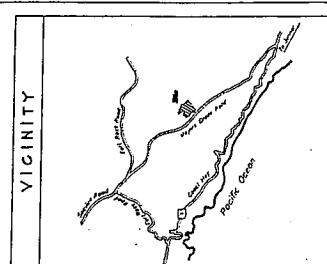
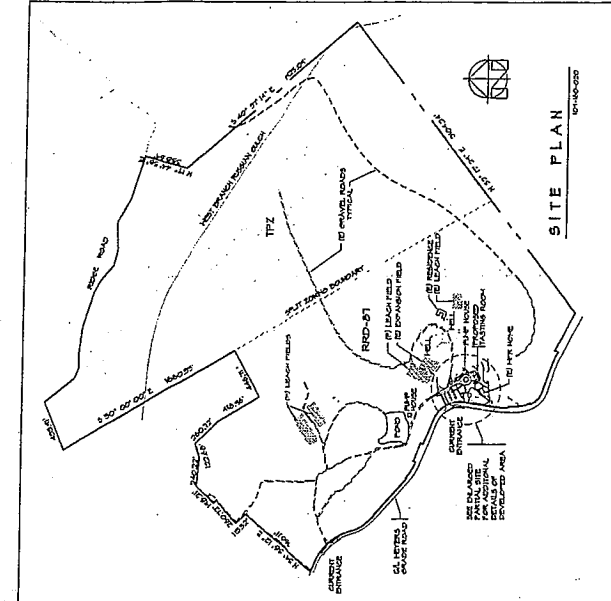
PREPARED FOR:  
 ( ) Preliminary Review  
 ( ) Bidding Purpose  
 ( ) Permit  
 ( ) Construction  
 Subject to review and approval by local agency.

FORM 1 ROOMS VINEMAR VILLAGES

FORM 1 ROOMS VINEMAR VILLAGES

TASTING ROOM FOR  
 LINDA SCHWARTZ & LINDA SCHWARTZ  
 1501 KETTERS GRADE ROAD, JERRER  
 SITE PLAN, VICINITY MAP

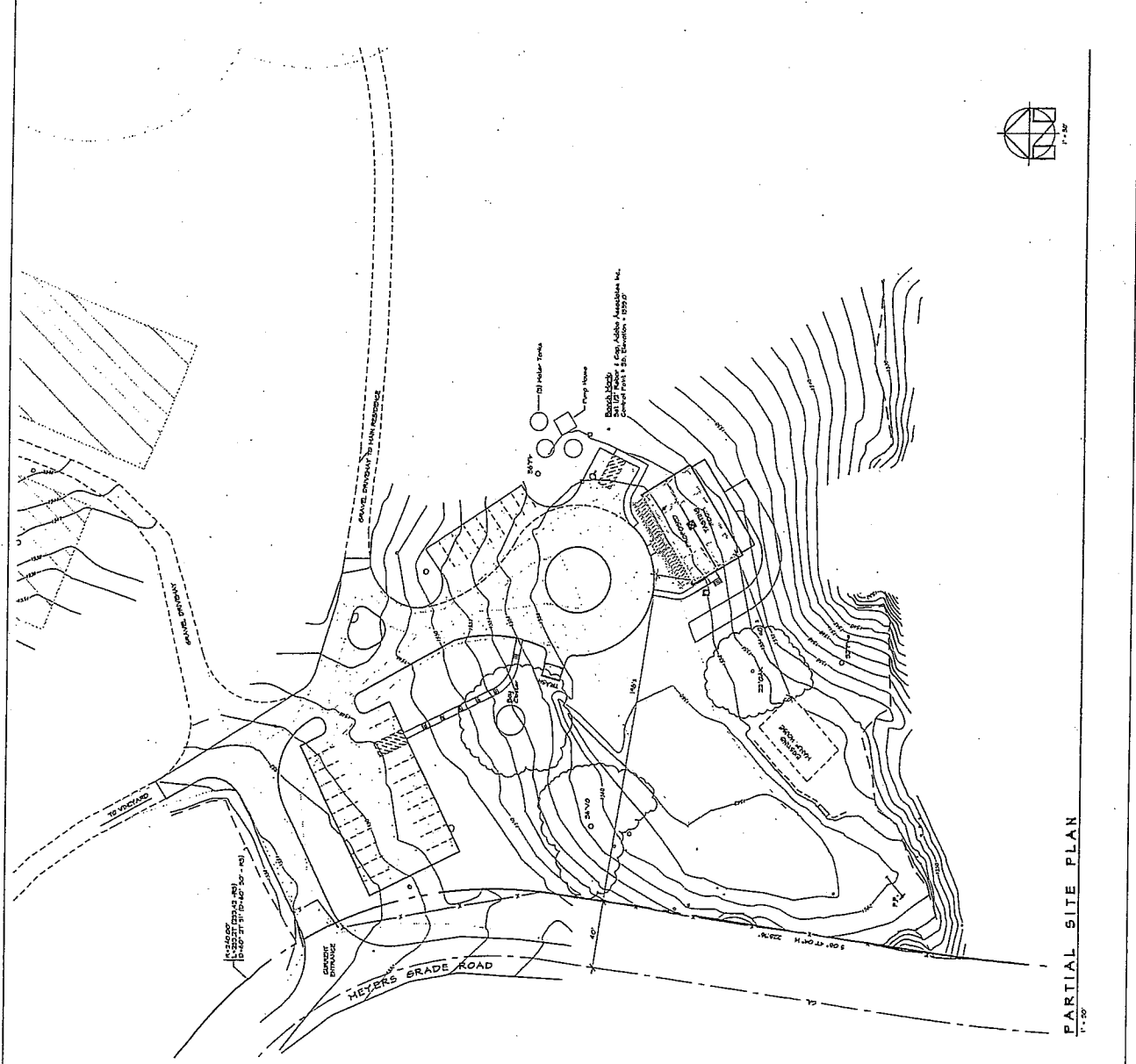
DATE	APRIL 2004
SCALE	1" = 30'
DRAWN BY	DL/STW
CHECKED BY	DL/STW
SHEET	1
TOTAL SHEETS	9



NO.	DESCRIPTION
A1	SITE PLAN, VICINITY MAP
A2	MAIN FLOOR PLAN, SECTION, ROOF PLAN
A3	FOUNDATION PLAN, UTILITY PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS
A12	EXTERIOR ELEVATIONS
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A14	EXTERIOR ELEVATIONS
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A16	EXTERIOR ELEVATIONS
A17	EXTERIOR ELEVATIONS
A18	EXTERIOR ELEVATIONS
A19	EXTERIOR ELEVATIONS
A20	EXTERIOR ELEVATIONS

**CONSULTANTS**  
 ARCHITECT:  
 LINDA SCHWARTZ & LINDA SCHWARTZ  
 1501 KETTERS GRADE ROAD  
 JERRER, CALIFORNIA 94027  
 (415) 928-1111  
 CIVIL ENGINEERING:  
 JERRY L. SCHWARTZ & ASSOCIATES  
 1501 KETTERS GRADE ROAD  
 JERRER, CALIFORNIA 94027  
 (415) 928-1111  
 LANDSCAPE ARCHITECT:  
 JERRY L. SCHWARTZ & ASSOCIATES  
 1501 KETTERS GRADE ROAD  
 JERRER, CALIFORNIA 94027  
 (415) 928-1111

SITE DATA	
OWNER:	LINDA SCHWARTZ & LINDA SCHWARTZ
PHONE NUMBER:	(415) 928-1111
MAILING ADDRESS:	1501 KETTERS GRADE ROAD, JERRER, CA 94027
SITE ADDRESS:	1501 KETTERS GRADE ROAD, JERRER, CA
APPROXIMATE ACREAGE:	1.54 ACRES
DEVELOPER:	JERRY L. SCHWARTZ & ASSOCIATES
DEVELOPER TYPE:	RESIDENTIAL
DEVELOPER ADDRESS:	1501 KETTERS GRADE ROAD, JERRER, CA 94027
DEVELOPER PHONE:	(415) 928-1111
DEVELOPER FAX:	(415) 928-1111
DEVELOPER E-MAIL:	jschwartz@jerry.com
DEVELOPER WEBSITE:	www.jerry.com
DEVELOPER URL:	www.jerry.com
DEVELOPER FIRM:	JERRY L. SCHWARTZ & ASSOCIATES
DEVELOPER TYPE:	RESIDENTIAL
DEVELOPER ADDRESS:	1501 KETTERS GRADE ROAD, JERRER, CA 94027
DEVELOPER PHONE:	(415) 928-1111
DEVELOPER FAX:	(415) 928-1111
DEVELOPER E-MAIL:	jschwartz@jerry.com
DEVELOPER WEBSITE:	www.jerry.com
DEVELOPER URL:	www.jerry.com

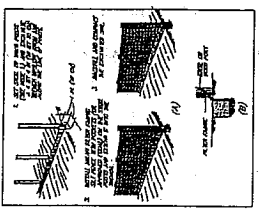
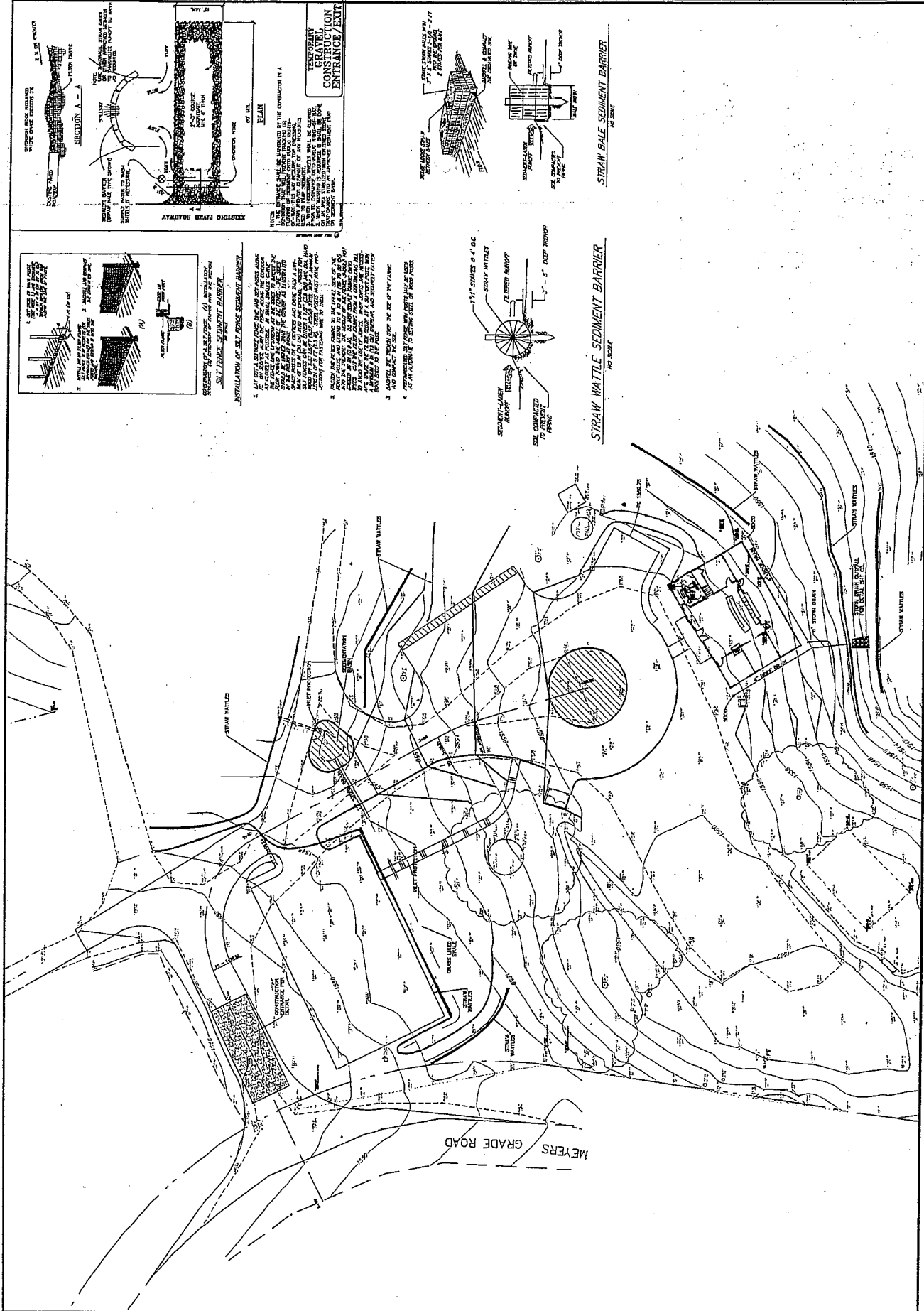


PARTIAL SITE PLAN

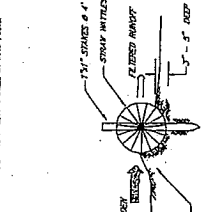




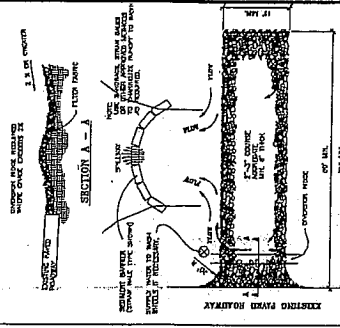
NO.	DATE	DESCRIPTION



- INSTALLATION OF STRAW WATTLE SEDIMENT BARRIER**
1. CUT OFF STRAW BUNDLES INTO 4' TO 6' LENGTHS.
  2. STAPLE TOGETHER WITH WATTLE AND STRAP TOGETHER TO FORM A BUNDLE.
  3. STAPLE TOGETHER WITH WATTLE AND STRAP TOGETHER TO FORM A BUNDLE.
  4. STAPLE TOGETHER WITH WATTLE AND STRAP TOGETHER TO FORM A BUNDLE.

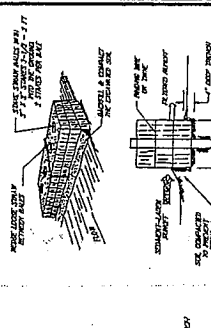


**STRAW WATTLE SEDIMENT BARRIER**  
 NO SCALE



TEMPORARY CONSTRUCTION ENTRANCE/EXIT

TEMPORARY CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED BY THE CONTRACTOR IN A MANNER THAT WILL ALLOW THE TRUCKS TO ENTER AND EXIT THE SITE WITHOUT CAUSING EROSION OR DAMAGE TO THE SURROUNDING AREAS. THE ENTRANCE/EXIT SHALL BE INSTALLED IN A MANNER THAT WILL ALLOW THE TRUCKS TO ENTER AND EXIT THE SITE WITHOUT CAUSING EROSION OR DAMAGE TO THE SURROUNDING AREAS.



**STRAW BALE SEDIMENT BARRIER**  
 NO SCALE

REVISIONS	DATE

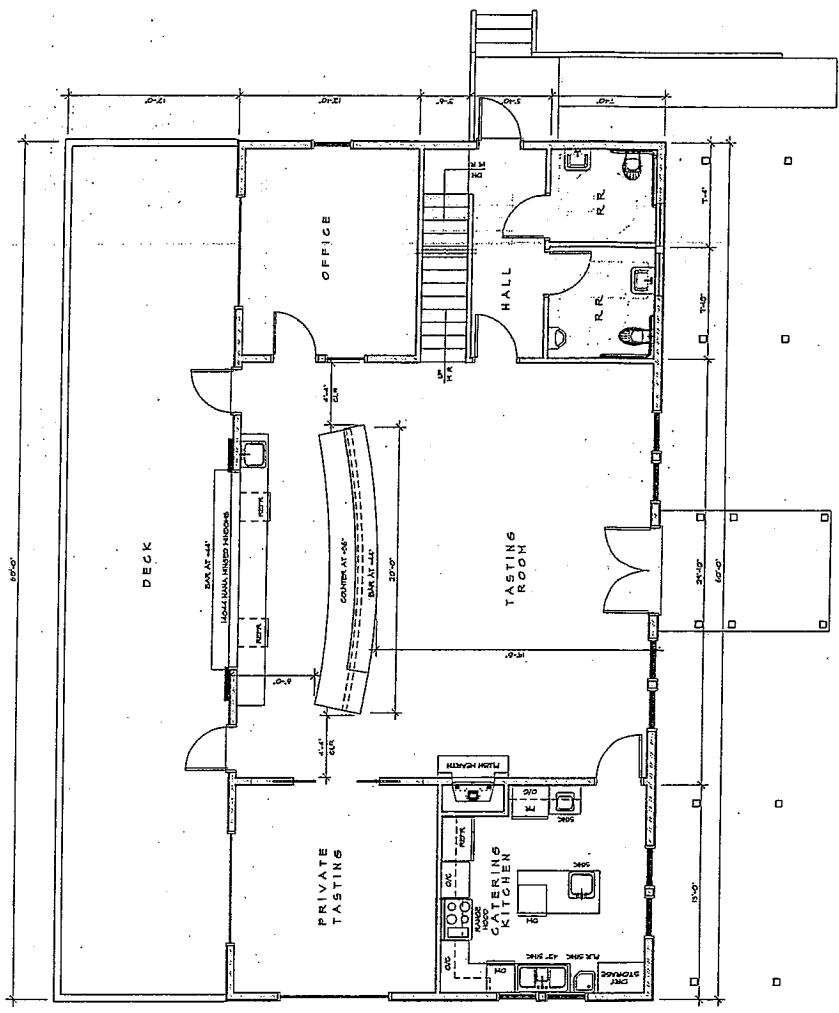
PRINTS ISSUED FOR:  
 D Archiving Purposes  
 D Planning  
 D Construction  
 D Other

FORT ROSS VINEYARDS  
 1501 MEYERS GRADE ROAD, JENNER  
 LESTER & LINDA SCHWARTZ  
 TASTING ROOM FLOOR PLAN

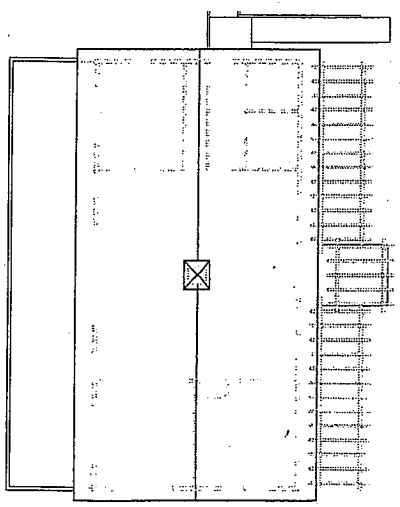
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 SHEET NO: 2

TASTING ROOM FLOOR PLAN  
 1501 MEYERS GRADE ROAD, JENNER  
 LESTER & LINDA SCHWARTZ

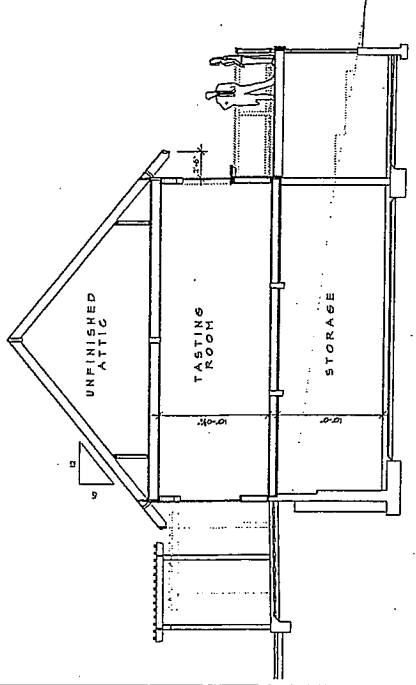
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APRIL 2004	1/4" = 1'-0"	J.A. EDWARDS	0000	2



FLOOR PLAN



ROOF PLAN



SECTION



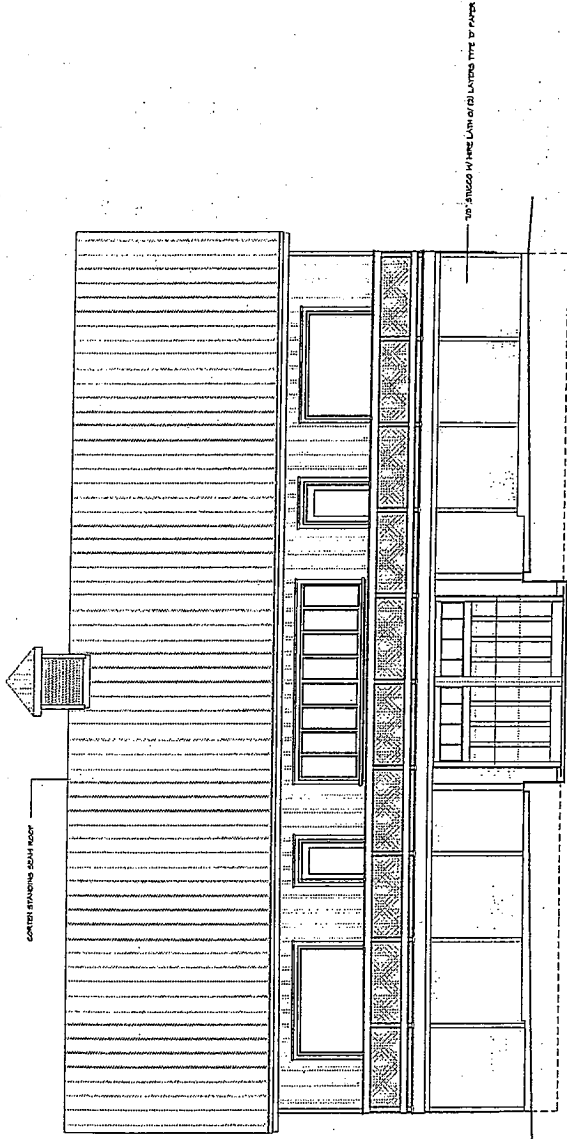
REVISIONS	DATE

Pre-Design  
 Schematic Design  
 Design Development  
 Construction Documents  
 Bidding  
 Construction

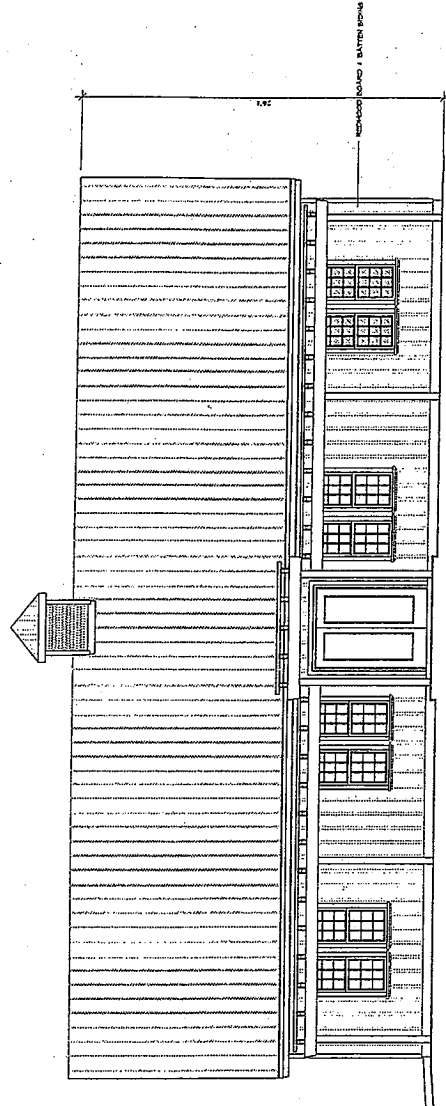
FORT ROSS VINEYARDS

TASTING ROOM FOR  
 LINDA SCHWARTZ & LINDA SCHWARTZ  
 15001 HEYERS GRADE ROAD, JENNER  
 EXTERIOR ELEVATIONS

DATE: APRIL 2007  
 SCALE: 1/4" = 1'-0"  
 DRAWING NO.: 1000  
 JOB NO.: 1000  
 SHEET NO.: 4  
 OF 9 SHEETS



REAR (SOUTH - EAST) ELEVATION  
 1/4" = 1'-0"



FRONT (NORTH - WEST) ELEVATION  
 1/4" = 1'-0"

REVISIONS	DATE

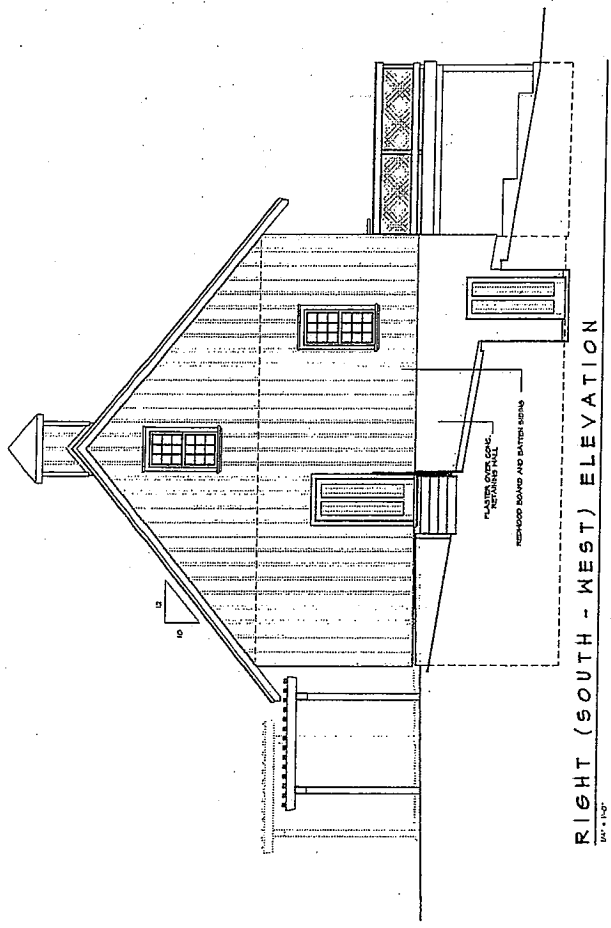
PROJECT: TASTING ROOM  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 10/15/09  
 JOB NO: 0902  
 SHEET NO: 5

FORT ROSS VINEYARDS  
 15001 HEYERS GRADE ROAD, JENNER  
 TASTING ROOM FOR  
 LINDA & LINDA SCHARITZ  
 EXTERIOR ELEVATIONS

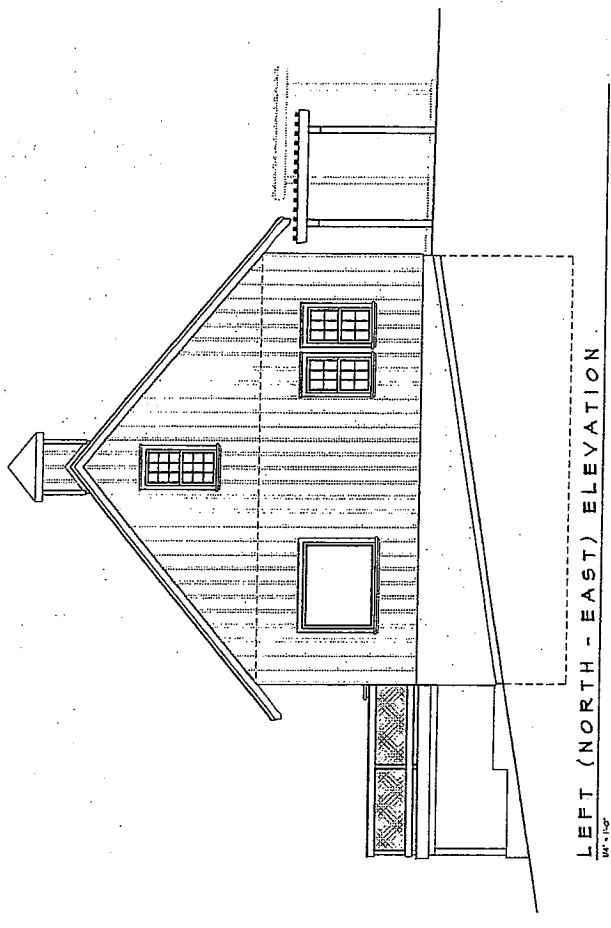
DATE: 10/15/09  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 JOB NO: 0902  
 SHEET NO: 5

TASTING ROOM FOR  
 LINDA & LINDA SCHARITZ  
 15001 HEYERS GRADE ROAD, JENNER  
 EXTERIOR ELEVATIONS

DATE	10/15/09
SCALE	1/4" = 1'-0"
DRAWN BY	[Signature]
CHECKED BY	[Signature]
JOB NO	0902
SHEET NO	5



RIGHT (SOUTH - WEST) ELEVATION  
 1/4" = 1'-0"



LEFT (NORTH - EAST) ELEVATION  
 1/4" = 1'-0"

Bill,

Please send this out on referral. Please include the following a statement in the referral:

The project site has split zoning of RRD (Resource and Rural Development), B7, and TP (Timber Production) and is in the process of a technical correction with the Permit and Resource Management Department. The proposed tasting room will be located on the portion of the site that is zoned RRD (Resource and Rural Development), B7.

Thank you,  
Cynthia

(Saved in my staff folder as "UPE09-0027 Referral wording")