

APN(S): 007-029-04, 007-029-05

\*NOT TO SCALE\*



LAT/LONG: AREA 1 (38.951961, -122.808249), AREA 2 (38.951147, -122.808514),

AREA 3 (38.949996, -122.808522)

APN: 007-029-04, 007-029-05

**APPLICANT:** Pura Vineyards, LLC

**PARCEL SIZE: ±79.225 TOTAL ACRES**

**COMMERCIAL CANNABIS BOUNDARY SIZE: ±32.82 ACRES**

APPLICATION TYPE: TYPE 2 OUTDOOR (x65)

ZONING: RL-RURAL LAND

## AGENT INFORMATION:

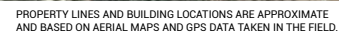
Phua Penney

Vantage Solutions, LLC

3400 Cottage Way, Suite G2 #673

Sacramento, CA 95825

916-461-3021



SHEET INDEX:

CP - COVER PAGE

## PD1 - PROPERTY DIAGRAM OVERVIEW

PD2 - PROPERTY DIAGRAM DETAILS

PD3 - SECURITY DIAGRAM DETAILS

PR1 - PREMISE DIAGRAM (ALL AREAS)

PR2 - PREMISE DIAGRAM (CULTIVATION AREA 1)

PR3 - PREMISE DIAGRAM (CULTIVATION AREA 2)

PR4 - PREMISE DIAGRAM (CULTIVATION AREA 3)

PR5 - BARN DIAGRAMS

DATE \_\_\_\_\_  
DRAFTER \_\_\_\_\_  
SCALE AS SHOWN

SHEET  
CP



## PROJECT INFORMATION

---

PURA VINEYARDS, LLC

PURA VINEYARDS, LLC  
Ilkinson Rd Kelseyville, CA 95451

Ilkinson Rd Kelseyville, CA 95451



PROJECT INFORMATION

BUSINESS ENTITY: PURA VINEYARDS, LLC  
ADDRESS: 6700 Wilkinson Rd Kelseyville, CA 95451  
SHEET INFO: PROPERTY DIAGRAM OVERVIEW

REVISIONS

| NO. | NOTES | DATE |
|-----|-------|------|
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |

DATE  
DRAFTER  
SCALE AS SHOWN

SHEET  
PD1





| CULTIVATION INFORMATION                   |       |                        |       |                        |        |
|-------------------------------------------|-------|------------------------|-------|------------------------|--------|
| OUTDOOR CULTIVATION AREA:                 |       |                        |       |                        |        |
| CA                                        | SQ FT | CA                     | SQ FT | CA                     | SQ FT  |
| Area (1) - License #1                     | 9,940 | Area (2) - License #22 | 9,940 | Area (3) - License #46 | 9,960  |
| Area (1) - License #2                     | 9,940 | Area (2) - License #23 | 9,940 | Area (3) - License #47 | 9,960  |
| Area (1) - License #3                     | 9,940 | Area (2) - License #24 | 9,940 | Area (3) - License #48 | 9,960  |
| Area (1) - License #4                     | 9,940 | Area (2) - License #25 | 9,940 | Area (3) - License #49 | 9,960  |
| Area (1) - License #5                     | 9,940 | Area (2) - License #26 | 9,940 | Area (3) - License #50 | 9,960  |
| Area (1) - License #6                     | 9,940 | Area (2) - License #27 | 9,940 | Area (3) - License #51 | 9,960  |
| Area (1) - License #7                     | 9,940 | Area (2) - License #28 | 9,940 | Area (3) - License #52 | 9,960  |
| Area (1) - License #8                     | 9,940 | Area (2) - License #29 | 9,940 | Area (3) - License #53 | 9,960  |
| Area (1) - License #9                     | 9,940 | Area (2) - License #30 | 9,940 | Area (3) - License #54 | 9,960  |
| Area (1) - License #10                    | 9,940 | Area (2) - License #31 | 9,940 | Area (3) - License #55 | 9,960  |
| Area (1) - License #11                    | 9,940 | Area (2) - License #32 | 9,940 | Area (3) - License #56 | 9,960  |
| Area (1) - License #12                    | 9,940 | Area (2) - License #33 | 9,940 | Area (3) - License #57 | 9,960  |
| Area (1) - License #13                    | 9,940 | Area (2) - License #34 | 9,940 | Area (3) - License #58 | 10,000 |
| Area (1) - License #14                    | 9,940 | Area (2) - License #35 | 9,940 | Area (3) - License #59 | 10,000 |
| Area (1) - License #15                    | 9,940 | Area (2) - License #36 | 9,940 | Area (3) - License #60 | 10,000 |
| Area (1) - License #16                    | 9,940 | Area (2) - License #37 | 9,940 | Area (3) - License #61 | 10,000 |
| Area (1) - License #17                    | 9,940 | Area (2) - License #38 | 9,940 | Area (3) - License #62 | 10,000 |
| Area (1) - License #18                    | 9,940 | Area (2) - License #39 | 9,940 | Area (3) - License #63 | 10,000 |
| Area (1) - License #19                    | 9,940 | Area (2) - License #40 | 9,940 | Area (3) - License #64 | 10,000 |
| Area (1) - License #20                    | 9,940 | Area (2) - License #41 | 9,940 | Area (3) - License #65 | 10,000 |
| Area (1) - License #21                    | 9,940 | Area (2) - License #42 | 9,940 |                        |        |
|                                           |       | Area (2) - License #43 | 9,940 |                        |        |
|                                           |       | Area (2) - License #44 | 9,940 |                        |        |
|                                           |       | Area (2) - License #45 | 9,940 |                        |        |
| TOTAL OUTDOOR CANOPY AREA = 646,820 SQ FT |       |                        |       |                        |        |

| CULTIVATION BUILDINGS AND USE: (Shared Space) |                                                  |         |                        |
|-----------------------------------------------|--------------------------------------------------|---------|------------------------|
| BUILDINGS                                     | USE                                              | SIZE    | GPS                    |
| BARN #1                                       | Office                                           | 30'x40' | 38.952285, -122.810547 |
| BARN #2                                       | Admin Hold & Harvest Storage                     | 40'x60' | 38.952226, -122.810324 |
| BARN #3                                       | Admin Hold & Harvest Storage                     | 40'x60' | 38.952152, -122.810034 |
| STORAGE SHED #1                               | Pesticide and Agricultural-Chemical Storage Area | 20'x20' | 38.952573, -122.810403 |
| STORAGE SHED #2                               | Pesticide and Agricultural-Chemical Storage Area | 20'x20' | 38.952456, -122.810457 |

| WATER STORAGE AND USE:                          |                        |          |         |               |
|-------------------------------------------------|------------------------|----------|---------|---------------|
| TYPE                                            | LAT/LONG               | QUANTITY | GALLONS | TOTAL GALLONS |
| HDPE TANK                                       | 39.058172, -122.779435 | 10       | 5,000   | 50,000        |
| HDPE TANK                                       | 39.056641, -122.778572 | 10       | 5,000   | 50,000        |
| HDPE TANK                                       | 39.05401, -122.77734   | 10       | 5,000   | 50,000        |
| TOTAL AMOUNT OF WATER STORAGE = 150,000 GALLONS |                        |          |         |               |

| WATER SOURCE(S):                                           |                        | POWER SOURCE: GRID - Electrical Panel                               |            |
|------------------------------------------------------------|------------------------|---------------------------------------------------------------------|------------|
| TYPE                                                       | LAT/LONG               |                                                                     |            |
| WELL #1 - Irrigation Well                                  | 38.947931, -122.808611 |                                                                     |            |
| WATER CROSSINGS:                                           |                        | COMPOST AREA: (Shared Space)                                        |            |
| NO WATERCOURSES LOCATED ON PROPERTY                        |                        | AREA                                                                | TOTAL SQFT |
| Nearest watercourse 475 feet from closest parcel boundary. |                        | #1                                                                  | 10,987     |
|                                                            |                        | #2                                                                  | 16,385     |
|                                                            |                        | #3                                                                  | 10,352     |
| OFFSITE ACTIVITIES:                                        |                        | IMMATURE PLANT AREA:                                                |            |
| 1. Processing<br>2. Packaging                              |                        | Each license premise contains its own immature plant area. See Map. |            |



**PROJECT INFORMATION**

**BUSINESS ENTITY:** PURA VINEYARDS, LLC  
**ADDRESS:** 6700 Wilkison Rd Kelseyville, CA 95451  
**SHEET INFO:** PROPERTY DIAGRAM DETAILS

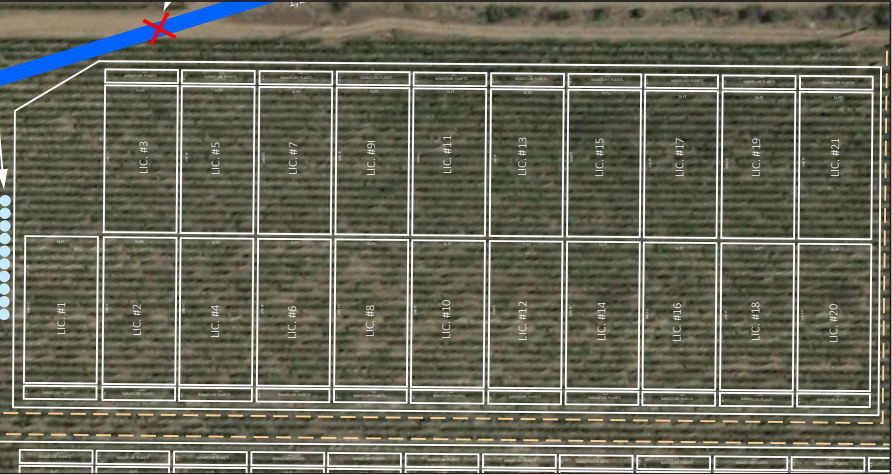
| REVISIONS |       |      |
|-----------|-------|------|
| NO.       | NOTES | DATE |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |

**DATE** \_\_\_\_\_  
**DRAFTER** \_\_\_\_\_  
**SCALE** AS SHOWN  
**SHEET PD2**



PURA VINEYARDS  
(PREMISE DIAGRAM - ALL AREAS)  
APN(S): 007-029-04, 007-029-05

CULTIVATION AREA 1 (License #1-21)  
208,740 SQFT - AGGREGATE CANOPY AREA



CULTIVATION AREA 2 (License #22-45)  
238,560 SQFT - AGGREGATE CANOPY AREA



Each site diagram is scaled to fit the entire area in view.

CULTIVATION AREA 3 (License #46-65)  
199,520 SQFT - AGGREGATE CANOPY AREA



| IMMATURE PLANT AREA:   |     |                        |     |                        |       |
|------------------------|-----|------------------------|-----|------------------------|-------|
| C/A                    |     | SQ FT                  |     | C/A                    |       |
| Area (1) - License #1  | 994 | Area (2) - License #22 | 994 | Area (3) - License #46 | 960   |
| Area (1) - License #2  | 994 | Area (2) - License #23 | 994 | Area (3) - License #47 | 960   |
| Area (1) - License #3  | 994 | Area (2) - License #24 | 994 | Area (3) - License #48 | 960   |
| Area (1) - License #4  | 994 | Area (2) - License #25 | 994 | Area (3) - License #49 | 960   |
| Area (1) - License #5  | 994 | Area (2) - License #26 | 994 | Area (3) - License #50 | 960   |
| Area (1) - License #6  | 994 | Area (2) - License #27 | 994 | Area (3) - License #51 | 960   |
| Area (1) - License #7  | 994 | Area (2) - License #28 | 994 | Area (3) - License #52 | 960   |
| Area (1) - License #8  | 994 | Area (2) - License #29 | 994 | Area (3) - License #53 | 960   |
| Area (1) - License #9  | 994 | Area (2) - License #30 | 994 | Area (3) - License #54 | 960   |
| Area (1) - License #10 | 994 | Area (2) - License #31 | 994 | Area (3) - License #55 | 960   |
| Area (1) - License #11 | 994 | Area (2) - License #32 | 994 | Area (3) - License #56 | 960   |
| Area (1) - License #12 | 994 | Area (2) - License #33 | 994 | Area (3) - License #57 | 960   |
| Area (1) - License #13 | 994 | Area (2) - License #34 | 994 | Area (3) - License #58 | 1,000 |
| Area (1) - License #14 | 994 | Area (2) - License #35 | 994 | Area (3) - License #59 | 1,000 |
| Area (1) - License #15 | 994 | Area (2) - License #36 | 994 | Area (3) - License #60 | 1,000 |
| Area (1) - License #16 | 994 | Area (2) - License #37 | 994 | Area (3) - License #61 | 1,000 |
| Area (1) - License #17 | 994 | Area (2) - License #38 | 994 | Area (3) - License #62 | 1,000 |
| Area (1) - License #18 | 994 | Area (2) - License #39 | 994 | Area (3) - License #63 | 1,000 |
| Area (1) - License #19 | 994 | Area (2) - License #40 | 994 | Area (3) - License #64 | 1,000 |
| Area (1) - License #20 | 994 | Area (2) - License #41 | 994 | Area (3) - License #65 | 1,000 |
| Area (1) - License #21 | 994 | Area (2) - License #42 | 994 |                        |       |
|                        |     | Area (2) - License #43 | 994 |                        |       |
|                        |     | Area (2) - License #44 | 994 |                        |       |
|                        |     | Area (2) - License #45 | 994 |                        |       |



PROJECT INFORMATION

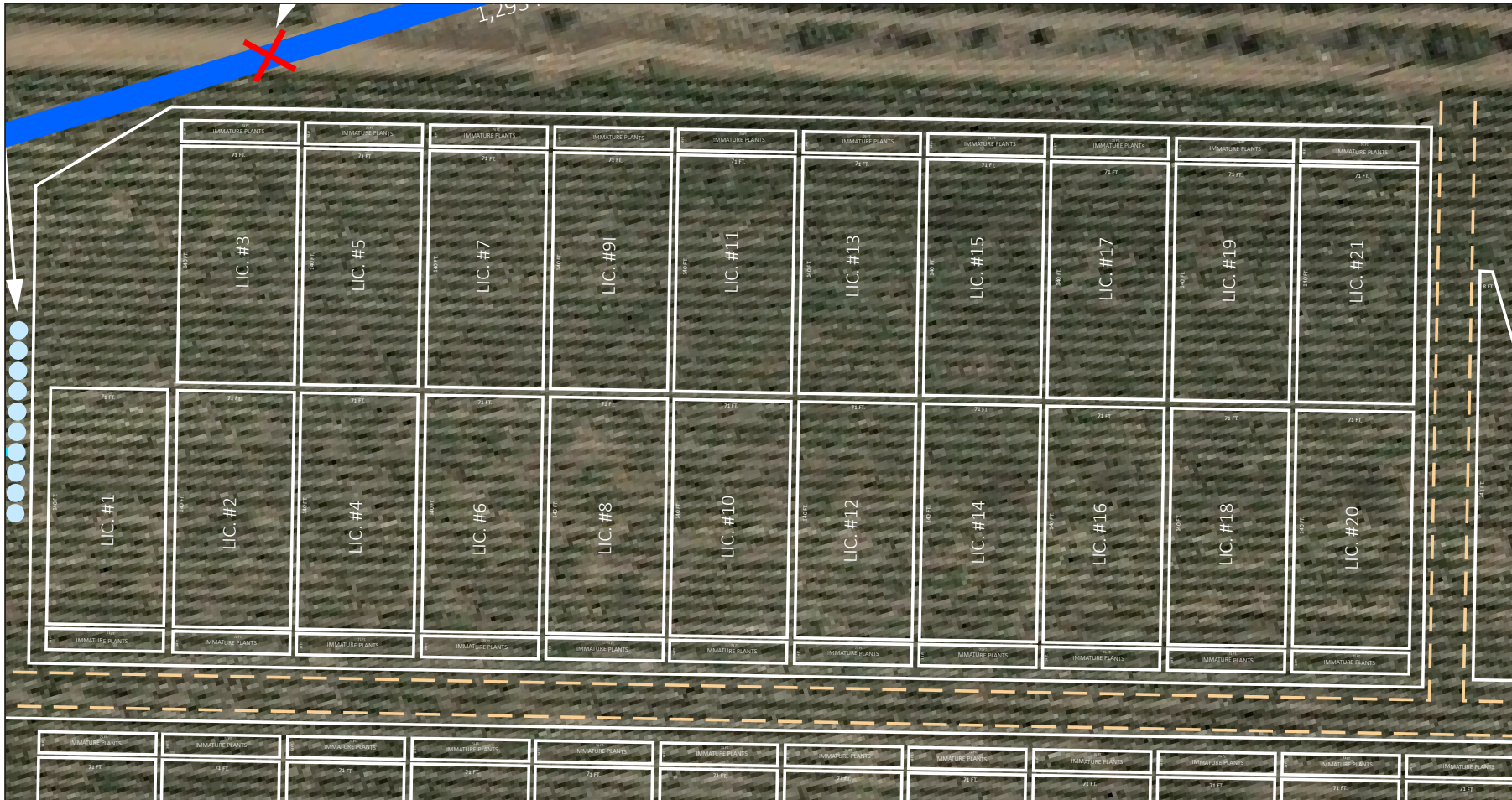
BUSINESS ENTITY: PURA VINEYARDS, LLC  
ADDRESS: 6700 Wilkison Rd Kelseyville, CA 95451  
SHEET INFO: PREMISE DIAGRAM - ALL AREAS

| REVISIONS |       |      |
|-----------|-------|------|
| NO.       | NOTES | DATE |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |
|           |       |      |

DATE  
DRAFTER  
SCALE AS SHOWN

SHEET  
PR1

**PURA VINEYARDS**  
**(PREMISE DIAGRAM - AREA 1)**  
 APN(S): 007-029-04, 007-029-05



**CULTIVATION AREA 1 (License #1-21)**  
 208,740 SQFT - AGGREGATE CANOPY AREA

*Each site diagram is scaled to fit the entire area in view.*

Off Site Activities Include:  
 -Processing  
 -Packaging

See PR5 - Premise - BARN DIAGRAMS:  
 -Drying, Storage, Admin Hold  
 See PD2 - PROPERTY DIAGRAM DETAILS for Composting Areas



**PROJECT INFORMATION**

**BUSINESS ENTITY:** PURA VINEYARDS, LLC  
**ADDRESS:** 6700 Wilkinson Rd Kelseyville, CA 95451  
**SHEET INFO:** PREMISE DIAGRAM (CULTIVATION AREA 1)

**REVISIONS**

| NO. | NOTES | DATE |
|-----|-------|------|
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |

**DATE** \_\_\_\_\_  
**DRAFTER** \_\_\_\_\_  
**SCALE** AS SHOWN

**SHEET**  
**PR2**



Not to scale

**Pura Vineyards**

**PURA VINEYARDS**  
**(PREMISE DIAGRAM - AREA 2)**  
 APN(S): 007-029-04, 007-029-05



**CULTIVATION AREA 2 (License#22-45)**  
 238,560 SQFT - AGGREGATE CANOPY AREA

*Each site diagram is scaled to fit the entire area in view.*

Off Site Activities Include:  
 -Processing  
 -Packaging

See PR5 - Premise - BARN DIAGRAMS:  
 -Drying, Storage, Admin Hold  
 See PD2 - PROPERTY DIAGRAM DETAILS for Composting Areas



**PROJECT INFORMATION**

**BUSINESS ENTITY:** PURA VINEYARDS, LLC  
**ADDRESS:** 6700 Wilkison Rd Kelseyville, CA 95451  
**SHEET INFO:** PREMISE DIAGRAM (CULTIVATION AREA 2)

**REVISIONS**

| NO. | NOTES | DATE |
|-----|-------|------|
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |

**DATE** \_\_\_\_\_  
**DRAFTER** \_\_\_\_\_  
**SCALE** AS SHOWN

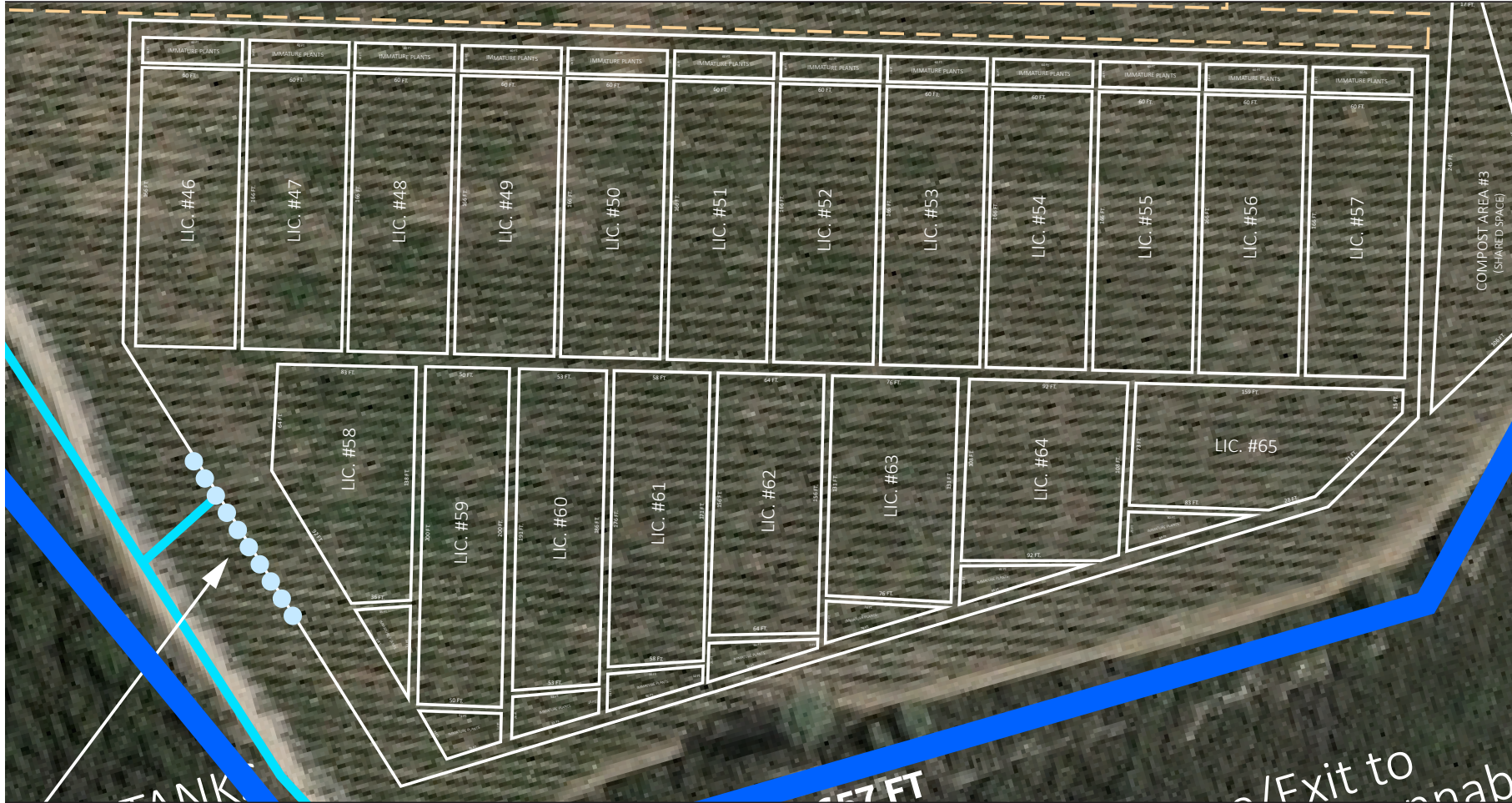
**SHEET**  
**PR3**



Not to scale

**Pura Vineyards**

**PURA VINEYARDS**  
**(PREMISE DIAGRAM - AREA 3)**  
 APN(S): 007-029-04, 007-029-05



**CULTIVATION AREA 3 (License #46-65)**  
 199,520 SQFT - AGGREGATE CANOPY AREA

*Each site diagram is scaled to fit the entire area in view.*

Off Site Activities Include:  
 -Processing  
 -Packaging

See PR5 - Premise - BARN DIAGRAMS:  
 -Drying, Storage, Admin Hold  
 See PD2 - PROPERTY DIAGRAM DETAILS for Composting Areas



**PROJECT INFORMATION**

**BUSINESS ENTITY:** PURA VINEYARDS, LLC  
**ADDRESS:** 6700 Wilkison Rd Kelseyville, CA 95451  
**SHEET INFO:** PREMISE DIAGRAM (CULTIVATION AREA 3)

**REVISIONS**

| NO. | NOTES | DATE |
|-----|-------|------|
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |
|     |       |      |

**DATE** \_\_\_\_\_  
**DRAFTER** \_\_\_\_\_  
**SCALE** AS SHOWN

**SHEET**  
**PR4**



APN(S): 007-029-04, 007-029-05

PERIMETER 30' x 40' = 1,200 SQFT



PERIMETER 40' x 60' = 2,400 SQFT



Each Admin Hold/Harvest Storage Area is not a room, but separate area for each licensed premise.

Main Entrance/Exit  
Barn - Lockable and  
Access Controlled

PERIMETER 40' x 60' = 2,400 SQFT



Each Admin Hold/Harvest Storage Area is not a room, but separate areas for each licensed premise.

Main Entrance/Exit to  
Barn – Lockable and  
Access Controlled

|         |          |
|---------|----------|
| DATE    | _____    |
| DRAFTER | _____    |
| SCALE   | AS SHOWN |

SHEET  
PR5

*Each site diagram is scaled to fit the entire area in view.*



---

PURA VINEYARDS, LLC

6700 Wilkinson Rd Kelseyville, CA 95451

## PREMISE DIAGRAM - BARNES DIAGRAMS

BUSINESS ENTITY: \_\_\_\_\_

ADDRESS:

**SHEET INFO:**

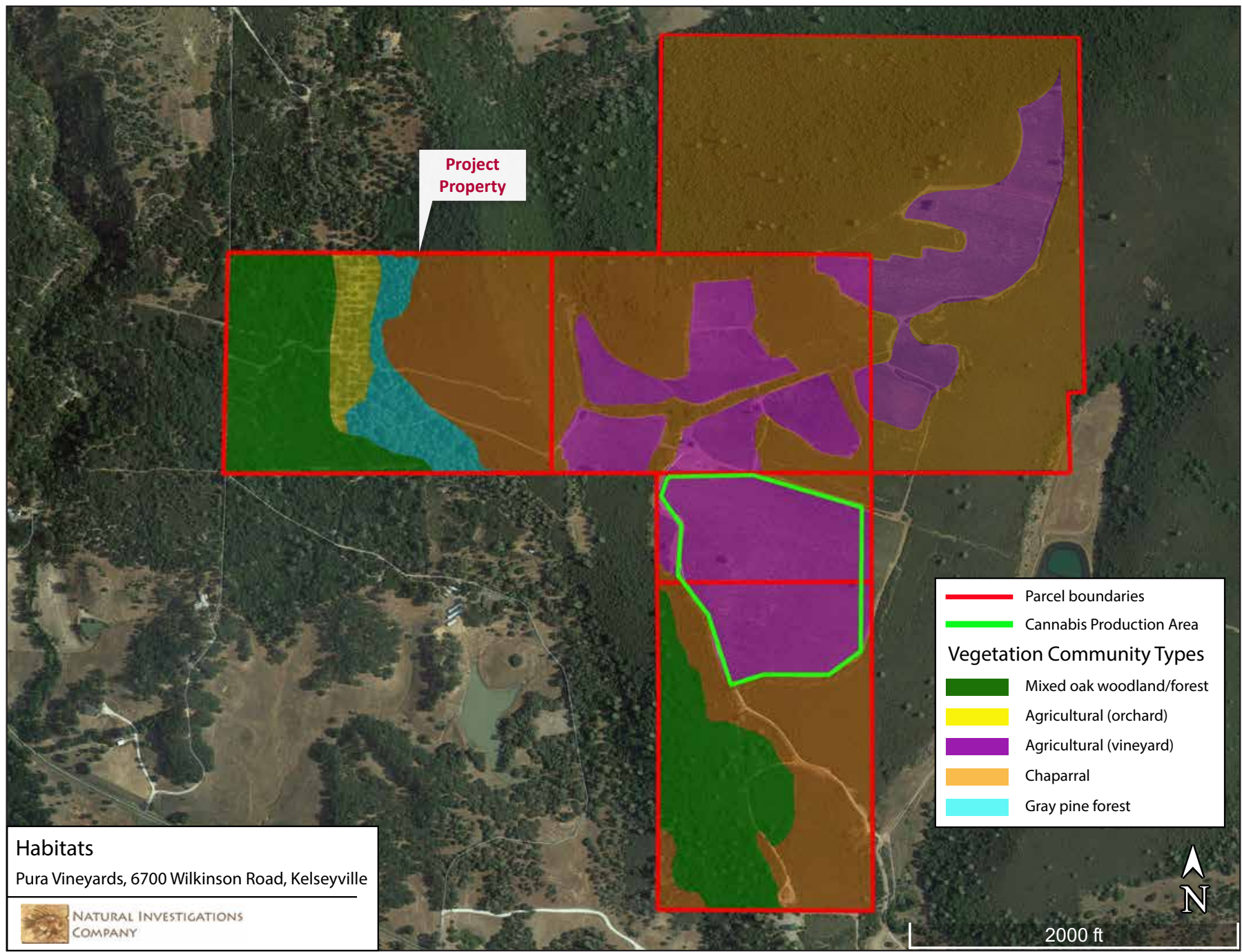


Not to scale

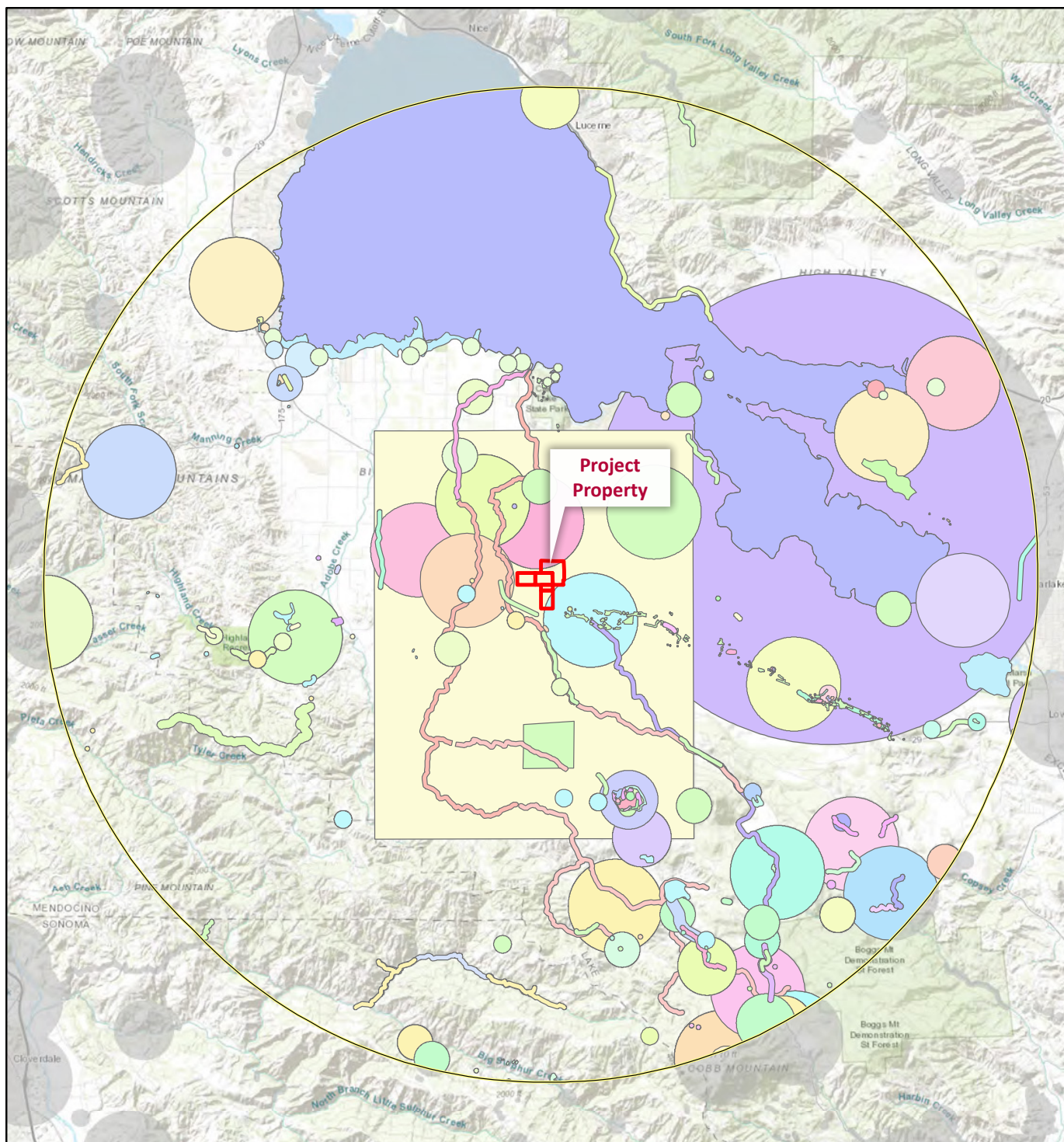
## Pura Vineyards

| License # on Map | Corresponding Application Number | License # on Map | Corresponding Application Number |
|------------------|----------------------------------|------------------|----------------------------------|
| License #1       | LCA20-0001461                    | License #33      | LCA20-0001493                    |
| License #2       | LCA20-0001462                    | License #34      | LCA20-0001494                    |
| License #3       | LCA20-0001463                    | License #35      | LCA20-0001495                    |
| License #4       | LCA20-0001464                    | License #36      | LCA20-0001496                    |
| License #5       | LCA20-0001465                    | License #37      | LCA20-0001497                    |
| License #6       | LCA20-0001466                    | License #38      | LCA20-0001498                    |
| License #7       | LCA20-0001467                    | License #39      | LCA20-0001499                    |
| License #8       | LCA20-0001468                    | License #40      | LCA20-0001500                    |
| License #9       | LCA20-0001469                    | License #41      | LCA20-0001501                    |
| License #10      | LCA20-0001470                    | License #42      | LCA20-0001502                    |
| License #11      | LCA20-0001471                    | License #43      | LCA20-0001503                    |
| License #12      | LCA20-0001472                    | License #44      | LCA20-0001504                    |
| License #13      | LCA20-0001473                    | License #45      | LCA20-0001505                    |
| License #14      | LCA20-0001474                    | License #46      | LCA20-0001506                    |
| License #15      | LCA20-0001475                    | License #47      | LCA20-0001507                    |
| License #16      | LCA20-0001476                    | License #48      | LCA20-0001508                    |
| License #17      | LCA20-0001477                    | License #49      | LCA20-0001509                    |
| License #18      | LCA20-0001478                    | License #50      | LCA20-0001510                    |
| License #19      | LCA20-0001479                    | License #51      | LCA20-0001511                    |
| License #20      | LCA20-0001480                    | License #52      | LCA20-0001512                    |
| License #21      | LCA20-0001481                    | License #53      | LCA20-0001513                    |
| License #22      | LCA20-0001482                    | License #54      | LCA20-0001514                    |
| License #23      | LCA20-0001483                    | License #55      | LCA20-0001515                    |
| License #24      | LCA20-0001484                    | License #56      | LCA20-0001516                    |
| License #25      | LCA20-0001485                    | License #57      | LCA20-0001517                    |
| License #26      | LCA20-0001486                    | License #58      | LCA20-0001518                    |
| License #27      | LCA20-0001487                    | License #59      | LCA20-0001519                    |
| License #28      | LCA20-0001488                    | License #60      | LCA20-0001520                    |
| License #29      | LCA20-0001489                    | License #61      | LCA20-0001521                    |
| License #30      | LCA20-0001490                    | License #62      | LCA20-0001522                    |
| License #31      | LCA20-0001491                    | License #63      | LCA20-0001523                    |
| License #32      | LCA20-0001492                    | License #64      | LCA20-0001524                    |
|                  |                                  | License #65      | LCA20-0001525                    |





**FIGURE 8-1:** Vegetation Community Types



Parcel Location     10 Mile Buffer

1:190,000    1 inch = 3 miles

0    3    6 Miles



**Notes:**

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. Natural Investigations Company can not guarantee the accuracy and content of electronic files. The master file is stored by Natural Investigations Company and will serve as the official record of this communication.
3. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission. Data Sources: California Department of Fish and Wildlife. 2020. RareFind 5.x, California Natural Diversity Data Base. Biogeographic Data Branch, Sacramento, California. (updated monthly by subscription service)

## Special-Status Species Occurrences Map

### Pura Vineyards

Kelseyville 1993 Quadrangle: Township 13N, Range 9W, Section 24, 25



**NATURAL INVESTIGATIONS CO.**

WWW.NATURALINVESTIGATIONS.COM

April 2021

**FIGURE 8-2: Special-Status Species Map**

**PURA VINEYARDS**  
Property Management Plan

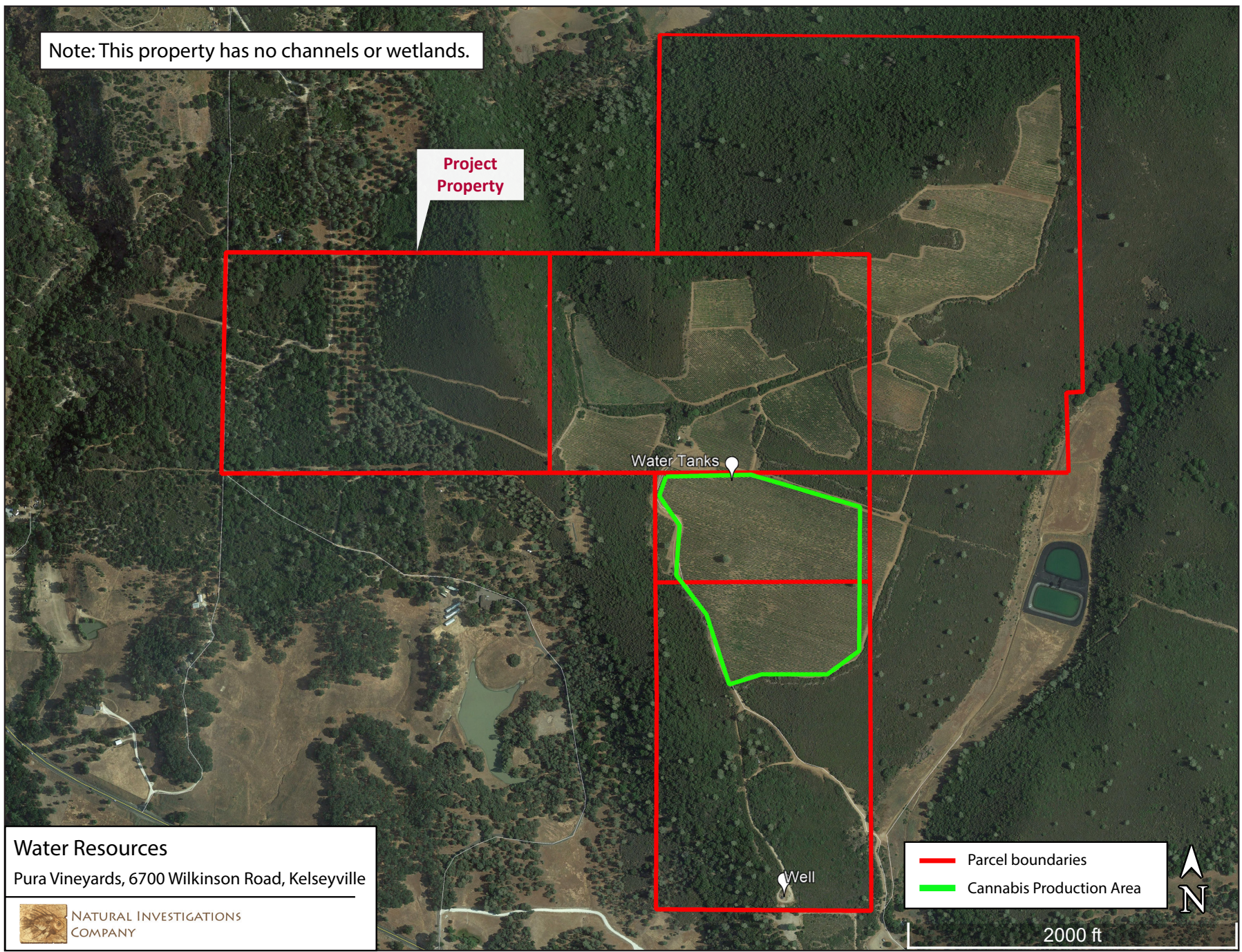
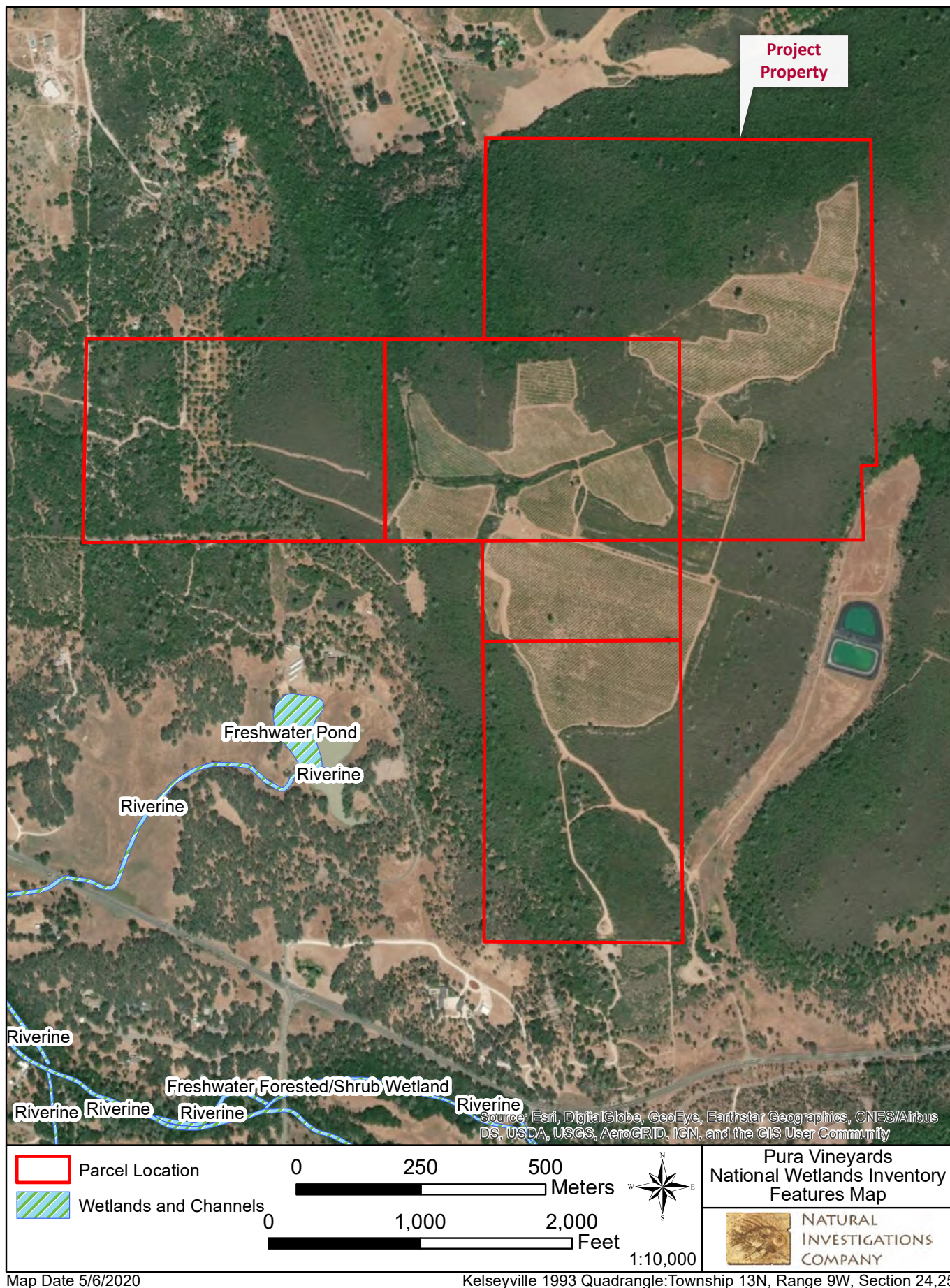
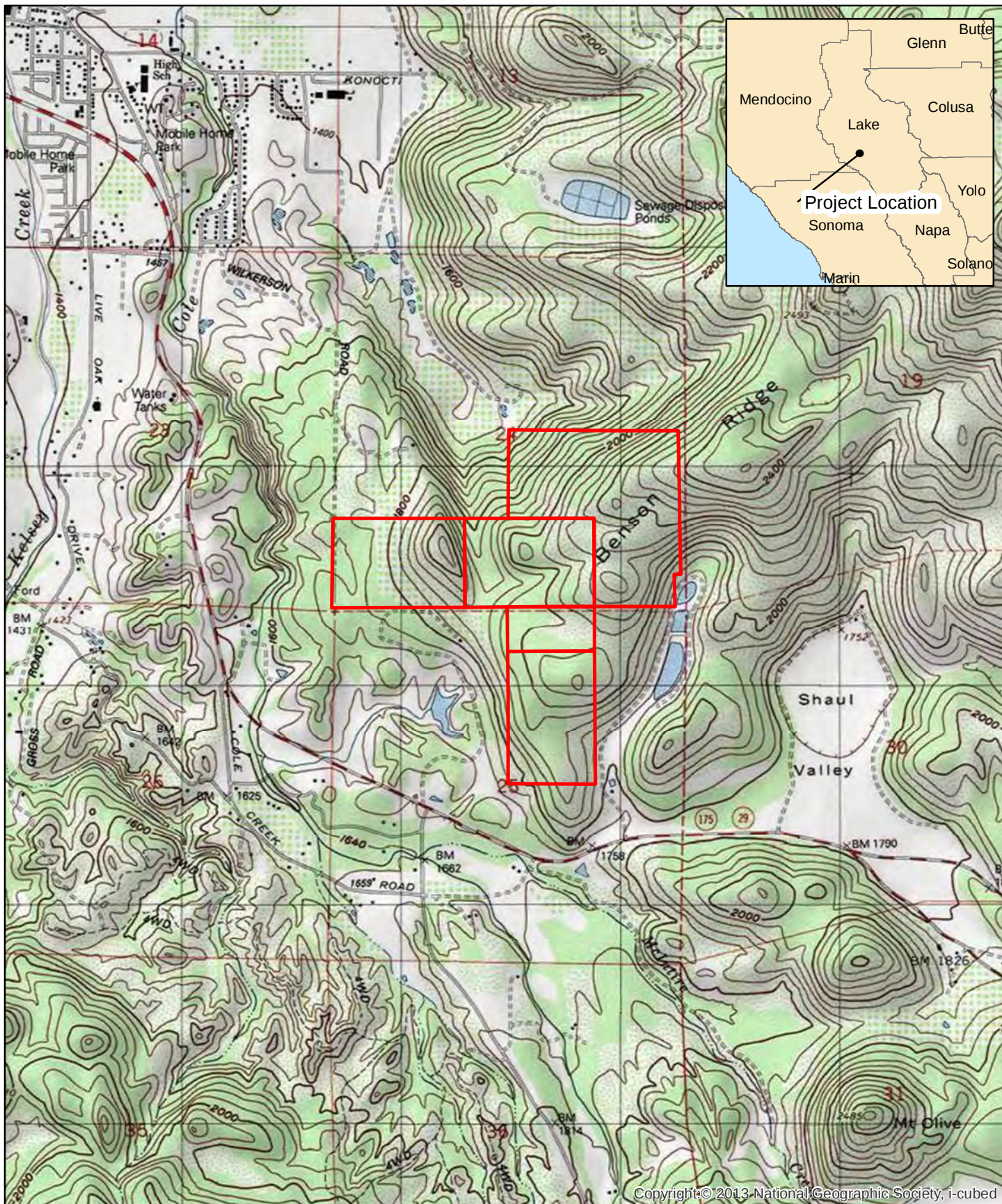


FIGURE 8-3: Water Resources Map



April 2021

**FIGURE 8-4:** Wetland Inventory Map



Parcel Location

0

0.5

1

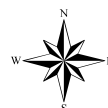
Kilometers

0

0.5

1

Miles



1:24,000

Pura Vineyards  
Parcel Location Map



NATURAL  
INVESTIGATIONS  
COMPANY