

**Mono County
Community Development Department**

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**PREAPPLICATION
REVIEW REQUEST**

DATE 5-22-17 DATE RECEIVED BY CDD _____

PROJECT NAME Tilth Farms

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other _____

REPRESENTATIVE ERIC Edgerton

ADDRESS POBOX 207 CITY/STATE/ZIP Coleville Ca 96107

TELEPHONE (775) 291-1480 FAX (_____) _____

E-MAIL tilthfarms@gmail.com ASSESSOR PARCEL # 00245000 7000

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

See attached

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.



LEADERS IN GREENHOUSE SYSTEMS INTEGRATION

Proposal#: 22,000 ft² of Canopy Hybrid Greenhouse
Date: 8/24/2016

Valid Thru: 9/23/2016

Sold To:

Name:
Address:
Phone:
Contact:
Email:

Ship To:

Name: TBD
Address:
Phone:
Contact:

Primary Structure:

(4) Nexus Vail style greenhouses each 41' 6" wide x 180' long – 27,888 ft² of growing space, and a 1,992 ft² climate controlled transport corridor. **This floorplan is designed to accommodate 22,000 ft² of Nexus rolling bench canopy.** The structure contains 6,972 ft² for propagation, “veg”, and/or “mother plant”; 20,916 ft² greenhouses for flowering. A total of 4 climate controlled growing zones (2 veg and 2 flower). **Gutter-connected for 29,880 ft² of total usable space.**

****Greenhouses are engineered for 20 lbs roof snow load and 110 mph wind exposure “B”. Custom engineering will be applied to meet the loading requirements for the project specific climate.*

- Made from U.S. galvanized steel
- 12 ft. truss/column spacing, 11 purlin runs per house
- 14 ft. under-gutter height
- 4" s.q. galvanized steel columns with base plates
- Purlin drip cap and under gutter drip channel
- (5) Gutters and (10) downspouts

Framing and covering accessories for roof, sides, and ends:

- Square framing for (8) outside end-walls and (8) interior end-walls
- Square framing for (2) exterior sidewalls 180' long; (2) interior sidewalls between the growing zones 84' long, all complete with covering attachment, gutter flashing, framing hardware, etc.
- Extrusions for white/black/white 8mm Polycarbonate corridor roof and interior partition walls

Doors and entry ways:

- Galvanized door square framing with aluminum perimeter flashing for (6) double doors into the greenhouses, (1) sliding door leading out of the greenhouse corridor,
- (6) white painted steel insulated double doors 6' 0" x 7' 0" each complete with painted steel door jambs, weather seals, and locksets etc., (1) 6'x8' sliding door with hardware

Ventilation:

(4) Intake air double roof vents each 60 in. x 12 ft. (covered with white 8mm Polycarbonate)
The greenhouse corridor is fitted with anti-virus insect screen with framework and attachments

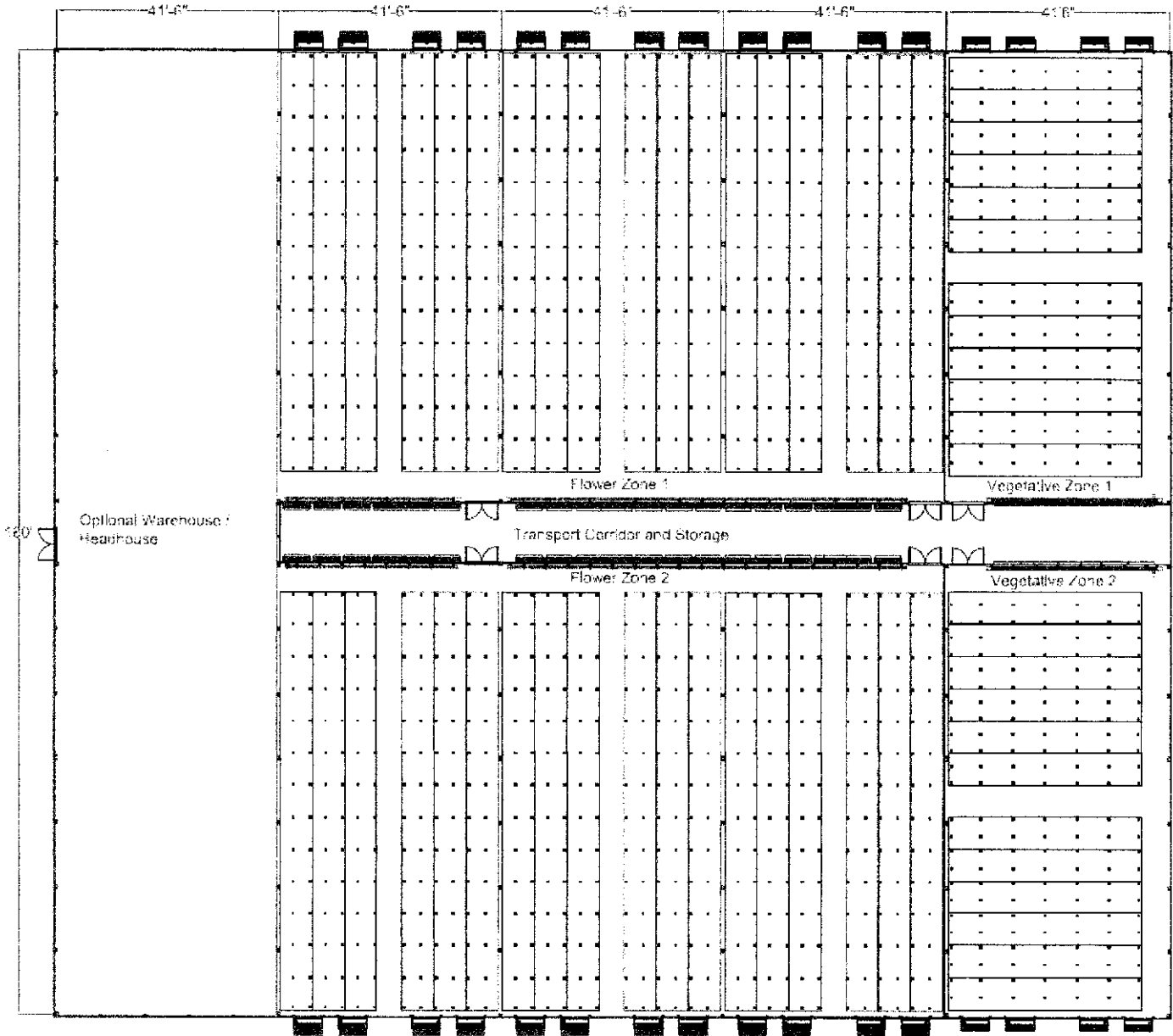
- (2) ea. Open/Close Master Controllers for roof vents
- (4) ea. Slave Controllers for roof vents
- (4) 16'x45' sheets of insect screen (0.15x0.35 mm)



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Four greenhouse growing zones with *optional* 7,500 ft² insulated warehouse and rolling benches.
This floorplan is designed to accommodate 22,000 ft² of rolling bench space.



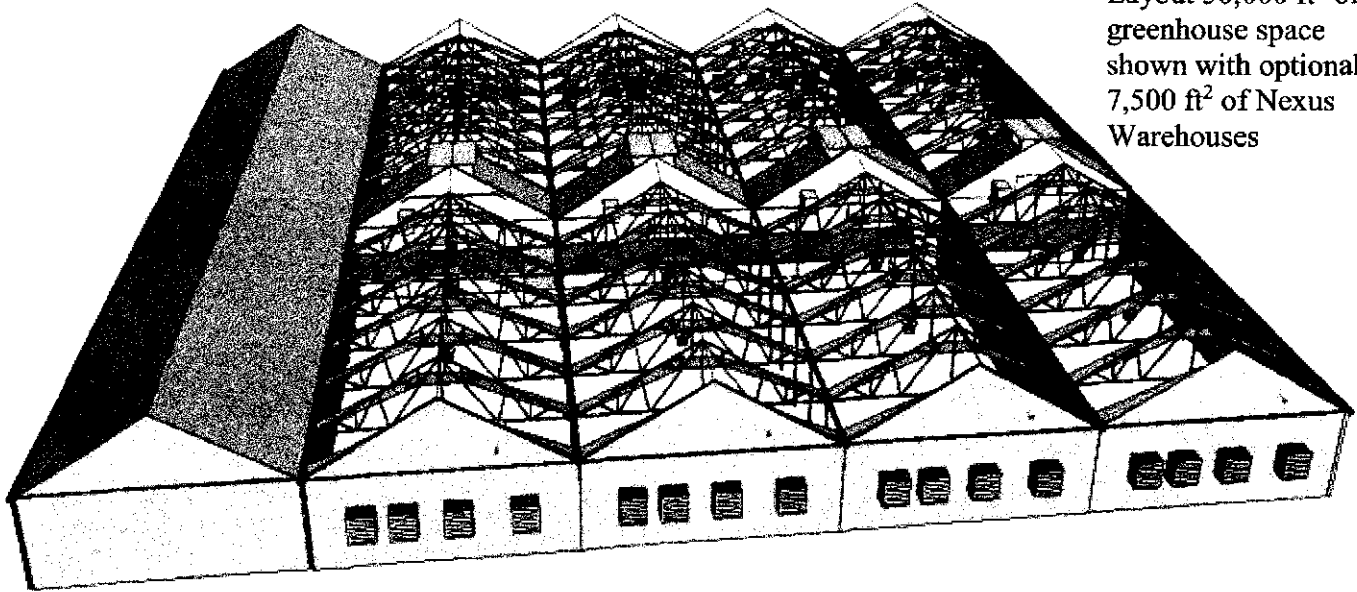
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Layout 30,000 ft² of greenhouse space shown with optional 7,500 ft² of Nexus Warehouses



Controllers:

Nexus to provide a Wadsworth SEED complete environmental controller system

- Wiring diagram(s) to setup controller and greenhouse equipment
- Contactor panels (4)
- Temperature and humidity aspirators with cable (4)
- Weather station (1)
- CO₂ generator (8)
- CO₂ transmitter (4)
- Light sensor leveling fixture (4)
- Light sensor: PAR & PPF (4)
- Phone line alarm manager

Covering:

33,800 ft² of corrugated polycarbonate with high diffusion -- spans 8 greenhouse roof sections 41.5' x 84' long

12,000 ft² of white 8mm Polycarbonate spans corridor roof and interior partition walls

14,000 ft² of bright white painted corrugated 29 gauge metal to cover the interior gables and sidewalls

14,000 ft² of painted corrugated 29 gauge metal to cover the exterior gables and sidewalls

14,000 ft² of R-10 roll batting (3"x 72") to insulate the exterior gables and sidewalls

Heating Equipment:

Each greenhouse has (2) unit heaters, and the transport corridor has (2) unit heaters.

- (14) 250,000 Btu and (2) 115,000 Btu natural gas-fired high efficiency unit heaters each complete with hangers, electric pilots, and power exhauster fans
- Heater Vent Stacks are **not included** and should be installed by the contractor installing the gas lines



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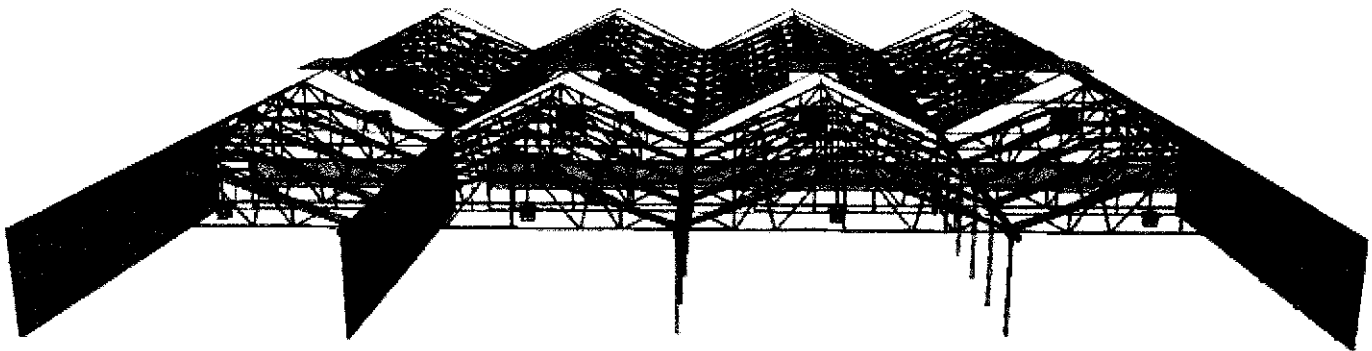
Cooling Equipment:

Each greenhouse has four exhaust fans for cooling and dehumidification.

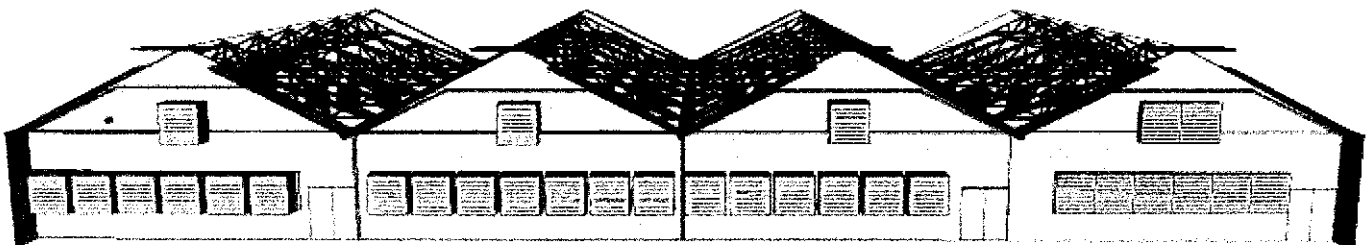
- (32) straight wall exhaust 54" fans each complete with 1-HP single speed motor and aluminum automatic shutter
- (24) straight wall fan/light trap housing extensions for fans in the flowering houses
- (24) blackout light traps and shutters for exhaust fans in the flowering houses
- (10) 51" shutters for dehumidification and winter cooling, (2) in each veg zone
- Blackout light traps for (6) upper-gable shutters, (3) in each flowering zone
- (6) light-trap housing extensions for blackout light traps on upper gable shutters
- (2) 6" evaporative pad system (1) in each Veg zone: 5' high x 35' long with framing, flashing, pump, distribution & collection equipment, and reservoir
- (4) 6" evaporative pad system (2) in each Flower zone: 5' high x 80' long & 5' high x 35' long with framing, flashing, pump, distribution & collection equipment, and reservoir
- (50) 57" inlet shutters for evaporative pad walls
- (38) brownout light traps for over the pad wall to the flowering zones
- (38) light-trap housing extensions for brownout light traps
- (24) truss-mounted vertical air flow fans, (3) for each house to provided air circulation in the zones

Total combined Veg area contains 6,972 ft² of 50% Shade/Energy Curtain System

Total combined Flower area contains a double curtain 20,916 ft² of Shade Curtain + Blackout (A+B+B) System



View from within the growing zones



View from within the transport corridor