TO: Distribution List
FROM: Tracy D. Strunk, AICP
       Director, Zoning Evaluation Division
       Department of Planning and Development
SUBJECT: Zoning Application Analysis
REFERENCE: Application No. AR 96-S-002-03 (Nila M. Castro Trust and Castro Colchester Farms, LLC)

MEMORANDUM
DATE: 5/27/2021

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (7/14/2021) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

<table>
<thead>
<tr>
<th>Action Addresses</th>
<th>Information Addressees</th>
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<tbody>
<tr>
<td>☐ Virginia Department of Forestry Forester Attn: Jim McGlone</td>
<td>Planning Commission Executive Director Attn: Jill Cooper</td>
</tr>
<tr>
<td>☐ Northern Va Soil and Water Conservation District Attn: Willie Woode</td>
<td>Clerk to Board of Supervisors Attn: Jill Cooper</td>
</tr>
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<td>☐ Planning Commission Board of Supervisors Springfield District</td>
<td>Dept. of Transportation Planning Chief, Site Analyst Section Attn: Michael Davis</td>
</tr>
<tr>
<td>☐ Dept. of Tax Administration Attn: Jay Doshi/Daniel Mould</td>
<td>Fairfax County Park Authority Resource Management Div. Attn: Charles Smith</td>
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<td>DPD-ZED Attn: Branch Chiefs</td>
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<td>DPWES Site and Dev Svcs Chief, Urban Forestry Branch Attn: Craig Herwig</td>
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<td>Dept. of Tax Administration Real Estate Division Director Attn: Thomas Reed</td>
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<td>GIS Property Mapping Attn: Thomas Conry</td>
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<td>DPD-ZED Division Director Attn: Tracy Strunk, AICP</td>
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<td>DPD-ZED Asst. Director Attn: Mary Ann Tsai</td>
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</tbody>
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Memo Includes Full-Size Development Plans for Noted (☑) Addressees: Yes ☐ No ☐
# APPLICATION FOR THE ESTABLISHMENT OF A
# AGRICULTURAL AND FORESTAL DISTRICT

**FAIRFAX COUNTY**

1. Type of application: Local (X) Statewide (___)  
   Initial (____) Amendment (____) Renewal (X)

2. Please list the Tax Map number, the name and address of each owner and other information for each parcel proposed for this district:

<table>
<thead>
<tr>
<th>Owner's Name &amp; Address</th>
<th>Tax Map Number</th>
<th>Year Acquired</th>
<th>Zoning District</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nila M. Castro</td>
<td>07030/00/132</td>
<td>1970</td>
<td></td>
<td></td>
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<tr>
<td>Castro Calchester Farms LLC</td>
<td></td>
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<tr>
<td>Nila M. Castro – Trust -</td>
<td>0704/01-06/152</td>
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</table>

3. Total acreage in the proposed district: 18.2 acres.

4. Using the definitions on the instruction sheet, indicate the number of properties included in this application: farm (✓) forest (✓)
5. Name, address and telephone number of the property owner or representative who will act as a contact person for this application:

Name: Nila M. Castro
Address: 11720 Chapel Rd.
        Clinton, VA 20203

Telephone: 703 250-9484

6. Signature of all property owners:

TO BE COMPLETED BY THE COUNTY

Date application accepted: 5/20/2021

Date of action by Board of Supervisors: ________________________________

( ) Approved as submitted  ( ) Denied

( ) Approved with modifications
### 1. List all structures on the property, the year the structure was built and the present use of the structure:

<table>
<thead>
<tr>
<th>Structure</th>
<th>Year built</th>
<th>Use</th>
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<tbody>
<tr>
<td>Farm House</td>
<td>unknown</td>
<td>Name</td>
</tr>
<tr>
<td>Main House</td>
<td>1975</td>
<td>Live here</td>
</tr>
<tr>
<td>Barn/Sheep Barn</td>
<td>unknown</td>
<td>Hay/Seed (rental)</td>
</tr>
</tbody>
</table>

Use additional page(s) if necessary.

### 2. List any historic sites, as listed on the Fairfax County Inventory of Historic Sites, located on the subject property:

N/A

### 3. List any improvements made to the property in the past 10 years, including buildings, fencing, equipment, drainage projects, and conservation measures:

Fencing - barb wire
4. Is a Soil and Water Conservation Plan on file with the Northern Virginia Soil and Water Conservation District (NVSWCD): ☑ yes ☐ no

If yes, date prepared: ____________

If no, has an application been filed with NVSWCD: __ yes ☑ no

If yes, date submitted: ______________________

5. List the products and yields from this farm or forest property:

<table>
<thead>
<tr>
<th>Product</th>
<th>Past year's yield</th>
<th>Average yield for previous 4 years</th>
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FARM PROPERTY

1. Please check the appropriate description of the farm:
   - [ ] Owner-operated, full-time.
   - [ ] Owner-operated, part-time.
   - [ ] Farm manager operated.
   - [ ] Rented to another farmer
     Portion of farm rented: _____ all _______ acres.
   - [ ] Other. Please describe:

2. List the acreage of the property which is in the following uses:
   - Active agricultural uses _______ acres.
   - Forested or undeveloped _______ acres.
   - Residential uses _______ acres.
   - Total acreage _______ acres.

3. Does the farm operation require that tractors or other slow moving vehicles use public roads: _____ yes  [x] no
   If yes, which roads will be used:

4. Please estimate the number of vehicles entering or leaving your farm each day:
   - [ ] cars, vans and pickup trucks
   - [x] heavy trucks

FOREST PROPERTY

1. List the acreage of the property which is in the following uses:
   - Future timber or pulpwood harvesting _______ acres
   - Christmas tree production and harvesting _______ acres
   - Firewood production and harvesting _______ acres
   - Conservation _______ acres
   - Residential uses _______ acres
   - Other: ________________________ _______ acres
   - Total acreage _______ acres

2. If tree harvesting is planned, what roads or rights-of-way will be used for access:
Applicant: NILA M. CASTRO TRUST AND CASTRO COLCHESTER FARMS, LLC
Accepted: 05/20/2021
Proposed: AGRICULTURAL/FORESTAL DISTRICT RENEWAL
Area: 118.25 AC; DISTRICT - SPRINGFIELD
Zoning Dist Sect: Located: 11720 AND 11800 CHAPEL ROAD, CLIFTON, VA 20124
Zoning: R- C
Overlay Dist: WS
Map Ref Num: 076-3- /01/ /0013Z 076-4- /01/ /0015Z