



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

October 30, 2013

Nila M. Castro  
11720 Chapel Road  
Clifton, VA 20124

RE: Agricultural and Forestal District Application AR 96-S-002-02 (Springfield District)

Dear Ms. Castro:

Agricultural and Forestal District Application AR 96-S-002-02, in the name of Nila M. Castro Trust and Castro Colchester Farms, LLC, meeting the required criteria and provisions pursuant to the Code of the County of Fairfax, Chapter 115 (Local Agricultural and Forestal Districts), and additional environmental provisions, was renewed by ordinance by the Board of Supervisors at a regular meeting held on October 29, 2013, as the Castro Local Agricultural and Forestal District, subject to the attached ordinance provisions. The subject property is located at 11720 Chapel Road, on approximately 118.25 acres of land zoned R-C and WS in the Springfield District, [Tax Map 76-3 ((1)) 13Z and 76-4 ((1)) 15Z].

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Pat Herrity, Springfield District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ  
Angela Rodeheaver, Section Chief, Transportation Planning Division, DOT  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

ADOPTION OF AN AMENDMENT TO APPENDIX F  
(LOCAL AGRICULTURAL AND FORESTAL DISTRICTS)  
OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

*At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Tuesday, October 29, 2013, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment regarding Appendix F (Local Agricultural and Forestal Districts) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:*

*BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX  
COUNTY, VIRGINIA:*

*That Appendix F (Local Agricultural and Forestal Districts) is amended, by renewing the Castro Local Agricultural and Forestal District, as follows:*

F-50. Castro Local Agricultural and Forestal District  
(AR 96-S-002-02)

(a) The following parcels of land situated in the Springfield District, and more particularly described herein, are hereby included in the Castro Local Agricultural and Forestal District:

Owners	Fairfax County Tax Map Parcel Number	Acreage
Castro Colchester Farms, LLC	076-3 ((1)) 13Z	98.26 acres
Nila M. Castro Trust	076-4 ((1)) 15Z	20.00 acres
	Total:	118.26 acres

(b) The Castro Local Agricultural and Forestal District is established effective October 29, 2013, pursuant to Chapter 44, Title 15.2 of the Code of Virginia and Chapter 115 of the Fairfax County Code and is therefore subject to the provisions of those Chapters and the following provisions:

(1) That no parcel included within the district shall be developed to a more intensive use than its existing use at the time of adoption of the ordinance establishing such district for eight years from the date of adoption of such ordinance. This provision shall not be construed to restrict expansion of or improvements to the agricultural or forestal use of the land, or to prevent the construction of one (1) additional house within the district, where otherwise permitted by applicable law, for either an owner, a member of an owner's family, or for a tenant who farms the land.

(2) That no parcel added to an already established district shall be developed to a more intensive use than its existing use at the time of addition to the district for eight years from the date of adoption of the original ordinance.

(3) That land used in agricultural and forestal production within the agricultural and forestal district of local significance shall automatically qualify for an agricultural and forestal value assessment on such land pursuant to Chapter 4, Article 19 of the Fairfax County Code and to Section 58.1-3230 et seq. of the Code of Virginia, if the requirements for such assessment contained therein are satisfied.

(4) That the district shall be reviewed by the Board of Supervisors at the end of the eight-year period and that it may, by ordinance, renew the district or a modification thereof for another eight-year period. No owner(s) of land shall be included in any agricultural and forestal district of local significance without such owner's written approval.

(5) The applicants shall implement and abide by the recommendations of the Soil and Water Conservation Plan which was prepared by the Northern Virginia Soil and Water Conservation District on June 7, 2013, for the life of the Castro Local Agricultural and

Forestal District. The Soil and Water Conservation Plan may be updated from time to time, as determined necessary by the Northern Virginia Soil and Water Conservation District.

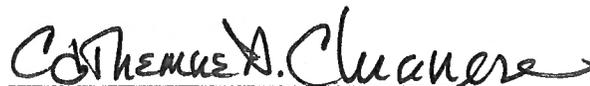
(6) The applicant shall implement and abide by the recommendations of the Forest Management Plan, which was prepared by the Area Forester on July 22, 2005, for the life of the Castro Local Agricultural and Forestal District. The Forest Management Plan may be updated from time to time as determined necessary by the Area Forester.

(7) The establishment and continuation of this district depends upon the continuing legality and enforceability of each of the terms and conditions stated in this ordinance. This district may, at the discretion of the Board of Supervisors, be subject to reconsideration and may be terminated, if warranted in the discretion of the Board of Supervisors upon determination by a court or any declaration or enactment by the General Assembly that renders any provisions illegal or unenforceable, or upon the determination that the terms and conditions stated in this ordinance are not being implemented. The reconsideration/termination shall be in accordance with the procedures for the establishment, renewal, or amendment of an A&F District, as outlined in Section 115 of the County Code, and shall include an opportunity for the property owner(s) to demonstrate that any determination by a court or declaration or enactment by the General Assembly does not apply to the conditions of this district.

(8) The area delineated as Environmental Quality Corridors (EQCs) shall be left undisturbed, and the boundaries of the EQCs shall be regarded as the permanent limits of clearing and grading for the life of the Castro Local Agricultural and Forestal District (See attached map.) Should any timber harvesting commence on this site, no timber harvesting shall be permitted within those areas designated as EQCs.

*This amendment shall become effective upon adoption.*

*GIVEN under my hand this 29<sup>th</sup> day of October, 2013.*



CATHERINE A. CHIANESE  
Clerk to the Board of Supervisors