

**From:** James Hoffmann <hopvillefarms@gmail.com>

**Sent:** Wednesday, January 17, 2024 8:45 AM

**To:** Planning Department.UserGroup <planning@columbiacountyor.gov>

**Subject:** Re: Public Comment regarding NEXT Renewable Fuels application for a Modification of Site Design Review and Variance (DR 21-03/V 21-05)

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**Dear Columbia County Board of Commissioners,**

As the individual owner of 242 acres of farmland located on Erickson Dike Rd, and the managing partner of Hopville Farms LLC, the owner of an additional 150 acres of farmland located on Collins Rd, including a commercial blueberry farm, I would like to submit for the record additional public comment in opposition to the NEXT Renewable Fuels, and the Port of Columbia, ("NEXT/Port") application for a modification of site design and variance(s). **File # CU 23-11 & DR 21-03 MOD, Map/Taxlots: 8422-00-00100, 8422-00-00200, 8422-00-01100, 8421-00-00700,8416-00-00200, 8416-00-00300, 8422-00-00300, 8423-B0-00700, and 8423-B0-00800, also referenced as 81009 Kallunki Road, Clatskanie, OR 97016.**

I understand that if approved, the proposal would relocate the rail tracks, tree buffer, and storm facilities northward from the Primary Agriculture (PA-80) zone into the Rural Industrial Planned Development (RIPD) zone. The properties total approximately 109 acres and are located at 81009 Kallunki Road. In addition to the Modification of Prior Approval, the applicant has submitted an application for a Conditional Use Permit for a proposed railroad branch line in the primary agriculture (PA-80) zone, intended to serve the proposed diesel production refinery.

I make two supplemental points to prior testimony. **First**, given the possibility of the NEXT (or successors) facility to contaminate surface water irrigation sources for agriculture, located in the Beaver Drainage District, and given that if such contamination prevents or delays the pumping of water from the District for reasons relating to the NEXT facility or related improvements, the NEXT owners, jointly and severally, must be required to expressly indemnify property owners located within the drainage district from economic harm or loss caused by flooding. **Secondly**, any approvals granted by the County, state of Oregon, Port of Columbia, or Beaver Drainage District are being made in part on the premise that the NEXT Renewable Fuels facility is producing "green energy". The implicit economic and/or zoning modifications made on the premise of environmental sustainability should not be able to be transferred, all or in part, on sale or transfer of the facility, in any manner, including bankruptcy. The prospect that the NEXT facility fails, or is sold upon completion, with all approvals and zoning variances transferred to non renewable energy/chemical producer, is not acceptable and should require any new owner(s) to seek new use approvals, establish new insurance standards, operating standards, supplemental permit reviews and appropriate levels of indemnification, the process to include adequately public meetings and transparency to all oversight agencies including the Port, the state of Oregon, Columbia County, the Beaver Drainage District and all land owners within the drainage district.

Thank you for incorporating this testimony in all your decision making.

Sincerely,

James Hoffmann  
Hopville Farms LLC