



February 17, 2021

NEXT Renewable Fuels Oregon LLC
Attn: Christopher Efir
11767 Katy Freeway Suite 705
Houston, TX 77079

Port of Columbia County
P O Box 190
Columbia City, OR 97018

Schwabe, Williamson & Wyatt
Attn: Garrett Stephenson
1211 SW 5th Ave, Suite 1900
Pacwest Center
Portland, OR 97204

Felipe De La Cruz
80393 Kallunki Rd
Clatskanie Or 97016

Mackenzie
Attn: Brian Varricchione
1515 SE Water Ave, Suite 100
Portland, OR 97214

RE: Application for a Conditional Use Permit

File No.: CU 21-04
Map/Taxlot: 8423-B0-00700, 00800
Site Address: 80393 Kallunki Rd, Clatskanie, OR
Zone: (PA-80) Primary Agriculture

To whom it may concern:

This Department has conducted a preliminary review of your land use application in accordance with ORS 215.427(2) and has determined the application to be **INCOMPLETE** and missing the following information:

1. Provide additional detail and information regarding the size and location of wetland mitigation area. Provide number of acres impacted and number of acres mitigated. (Application page 4).
2. Revise Rail Spur Site Plan to show location of agricultural farm crossings on the rail line that allow access to the farmland on both sides of the rail spur. Provide construction detail of crossing. (Reference CCZO 307.1(A), Sheet C1.15, Application pages 7-9).

3. Address Columbia County Comprehensive Plan, Part V, Agriculture, Policy 16, Waiver of Remonstrance. (Application pages 21-22).
4. Address Columbia County Comprehensive Plan, Part X, Economy, Goal 2 and Policies 6, 8, and 10. (Application page 22).

Please communicate with this office and decide if you will:

1. Provide all of the missing information; or
2. Provide some of the missing information; or
3. Provide none of the missing information.

Please note, pursuant to ORS 215.427(4), on the 181st day after being submitted, the application is void if the applicant has not submitted a response to this letter.

If you have any questions concerning this letter or the status of your application, feel free to contact me directly at (503) 397-7217.

Land Development Services

Matt Laird
Planning Manager

cc: File