DEPARTMENT OF COMMUNITY DEVELOPMENT BUILDING, PLANNING & ON-SITE SANITATION SECTIONS



1510 – B Third Street Tillamook, Oregon 97141 www.tillamookcounty.gov

Building (503) 842-3407 Planning (503) 842-3408 Sanitation (503) 842-3409 FAX (503) 842-1819 Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

Estuary/Floodway Development Permit Request #851-24-000623-PLNG: Mauck Commercial Development & Boat Ramp

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER

NOTICE OF ADMINISTRATIVE REVIEW Date of Notice: August 15, 2025

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-24-000623-PLNG: An Estuary and Floodway Development Permit for the development of a commercial building and boat ramp on a property west of the Nestucca River in the Unincorporated Community of Pacific City/Woods. The subject property is accessed via Cape Kiwanda Drive, a County road, zoned Pacific City/Woods Neighborhood Commercial (PCW-C1) and Estuary Conservation 1 (EC1), and designated as Tax Lot 5000 in Section 19CC, Township 4 South, Range 10 West W.M., Tillamook County Oregon. The applicant and property owner is Benjamin Mauck.

Written comments received by the Department of Community Development prior to 4:00 p.m. on August 29, 2025, will be considered in rendering a decision. Comments should address the standards upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, September 2, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250-feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14-days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141, or on the Tillamook County Department of Community Development website: https://www.co.tillamook.or.us/commdev/landuseapps

If you have any questions about this application, please call the Department of Community Development at 503-842-3408. Comments can be emailed to Sarah Thompson, Office Specialist 2, at Sarah.thompson@tillamookcounty.gov.

Sincerely,

Melissa Jenck, CFM, Senior Planner Sarah Absher, CFM, Director

#851-24-000623-PLNG: Mauck Commercial Development & Boat Ramp

Maps, Applicable Ordinance Standards

Applicable Ordinances & Development Standards

Tillamook County Land Use Ordinance (TCLUO)

https://www.co.tillamook.or.us/gov/ComDev/planning/luo.htm

- Section 3.106: Estuary Conservation 1 (EC1) Zone
- Section 3.120: Regulated Activities and Impacts Assessments
- Section 3.140: Estuary Development Standards
- Section 3.510: Flood Hazard Overlay (FH)
- Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

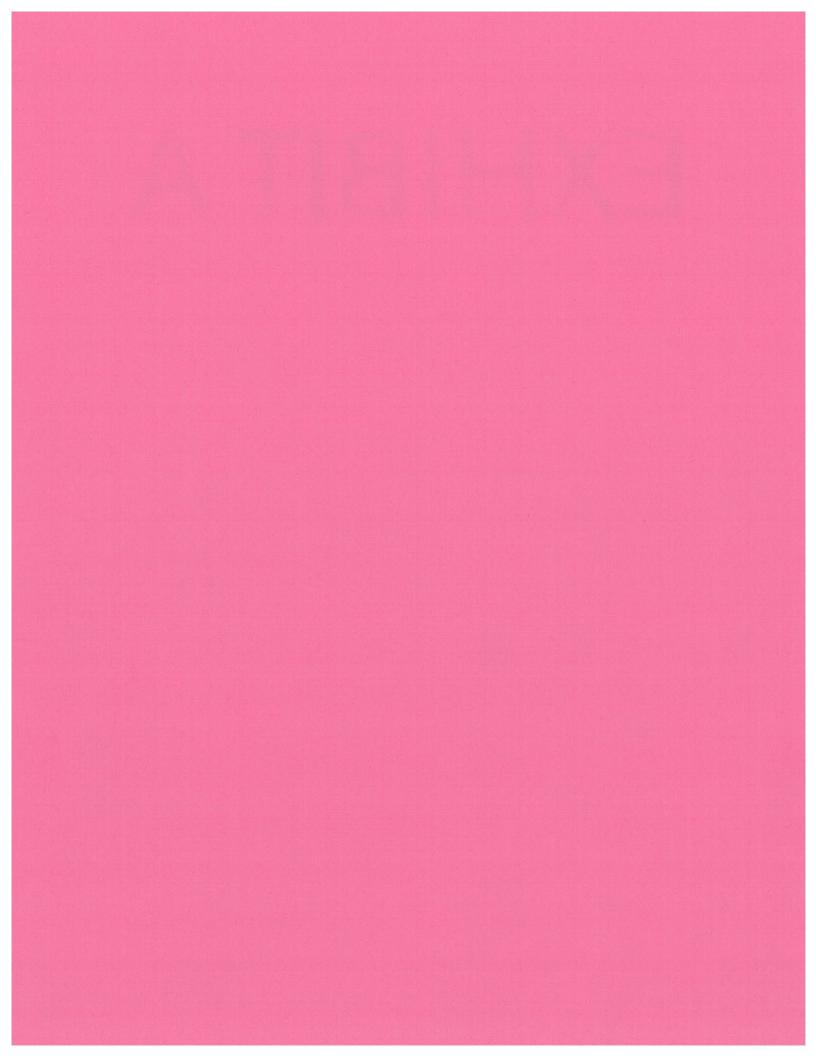
ARTICLE III – ZONE REGULATIONS

TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE

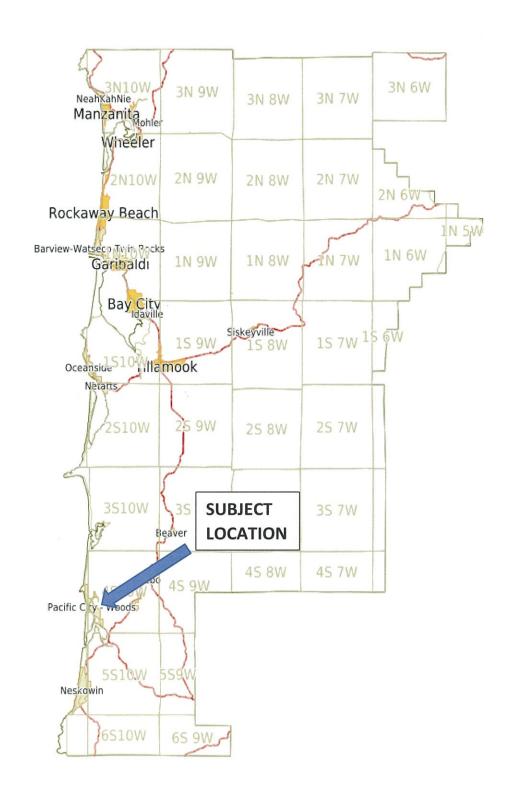
- (1) The fill is not within a Coastal High Hazard Area.
- (2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (3) The fill is necessary for an approved use on the property.
- (4) The fill is the minimum amount necessary to achieve the approved use.
- (5) No feasible alternative upland locations exist on the property.
- (6) The fill does not impede or alter drainage or the flow of floodwaters.
- (7) If the proposal is for a new critical facility, no feasible alternative site is available.
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):
 - i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.
 - ii. The property is actively used for livestock and/or farm purposes,
 - iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,
 - iv. Platform surface shall be at least 1 ft above base flood elevation,
 - v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical,
 - vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.

Conditions of approval may require that if the fill is found to not meet criterion (5), the fill shall be removed or, where reasonable and practical, appropriate mitigation measures shall be required of the property owner. Such measures shall be verified by a certified engineer or hydrologist that the mitigation measures will not result in a net rise in floodwaters and be in coordination with applicable state, federal and local agencies, including the Oregon Department of Fish and Wildlife.

EXHIBITA



VICINITY MAP



#851-24-000623-PLNG: MAUCK COMMERCIAL DEVELOPMENT & BOAT RAMP

Map





Generated with the GeoMOOSE Printing Utilities



The second

Tillamook County 2024 Real Property Assessment Report

Account 231724

Map

4S1019CC05000

Tax Status

Assessable

Code - Tax ID

2202 - 231724

Account Status Subtype

Active **NORMAL**

Legal Descr

See Record

Mailing

MAUCK, BENJAMIN M &

MAUCK, PHOUKHONG XAMONTHIENE

16755 NW ELLIOT RD PORTLAND OR 97231 Deed Reference # 2024-3311

Sales Date/Price

08-05-2024 / \$80,000

Appraiser

KARI FLEISHER

Property Class

200

MA

SA NH

RMV Class

200

07

WF 300

Site Situs Address

City

			Value Summary			
Code Ar	ea	RMV	MAV	AV	RMV Exception	CPR %
2202	Land	82,320		Land	0	
1 22	Impr	0		Impr	0	
Code	Area Total	82,320	97,320	82,320	0	
G	rand Total	82,320	97,320	82,320	0	

	Land Breakdown								
Code				Plan		Trend			
Area	ID#	RFPD	Ex	Zone	Value Source	%	Size	Land Class	Trended RMV
2202	0	~		PCW-C1	Commercial Site	100	0.09 AC		82,320
						Code Area Total	0.09 AC		82,320

					Improvement Breakdown			
Code		Year	Stat		Trend			
Area	ID#	Built	Class Des	scription	%	Total Sqft	Ex% MS Acct	Trended RMV

Comments

02/05/14 Reappraised land, tabled values.ef

3/23/23 Moved TL 5000 and 5100 to MA 7 and updated zoning. Per community development, we had the zoning

incorrect. KF

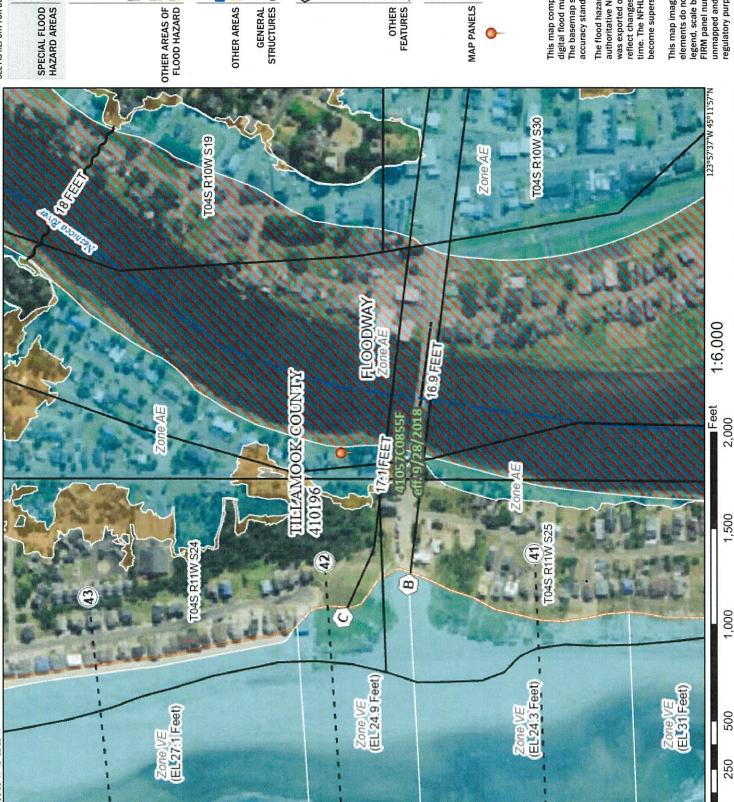
11/1/23 Tabled land. KF

8/14/2025 11:48 AM Page 1 of 1

	×		

National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

Without Base Flood Elevation (BFE)

depth less than one foot or with drainage 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average areas of less than one square mile Zone

Future Conditions 1% Annual

Area with Flood Risk due to Levee Zone D Area with Reduced Flood Risk due to Chance Flood Hazard Zone Levee. See Notes. Zone

NO SCREEN Area of Minimal Flood Hazard Zone X **Effective LOMRs**

Area of Undetermined Flood Hazard Zone

Channel, Culvert, or Storm Sewer STRUCTURES | 1111111 Levee, Dike, or Floodwall Cross Sections with 1% Annual Chance

Base Flood Elevation Line (BFE) 17.5 Water Surface Elevation Coastal Transect Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

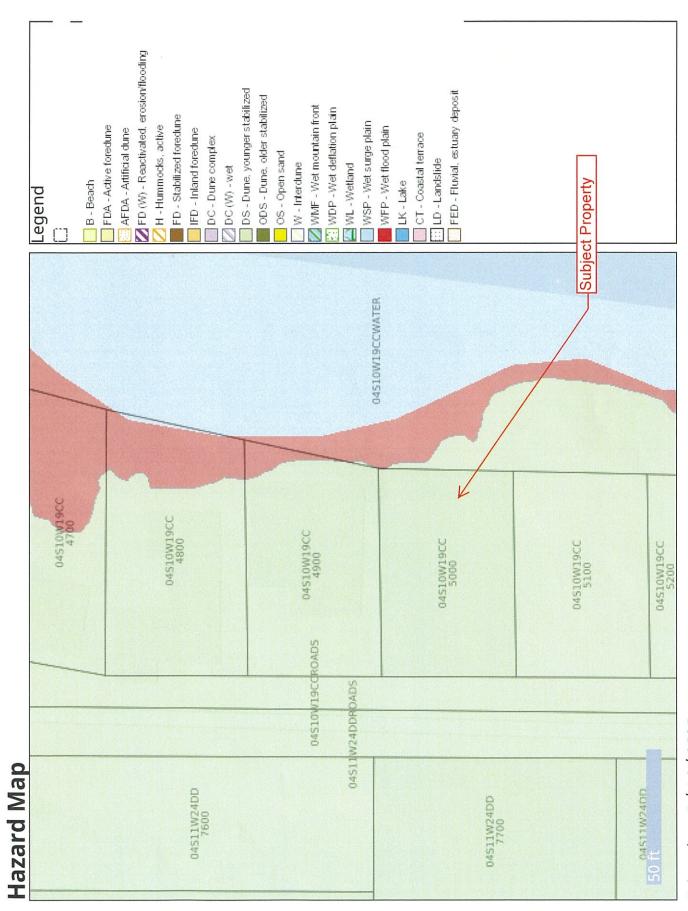
Hydrographic Feature

Digital Data Available

No Digital Data Available Unmapped The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below.

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or The flood hazard information is derived directly from the was exported on 8/14/2025 at 6:47 PM and does not become superseded by new data over time. This map image is void if the one or more of the following map legend, scale bar, map creation date, community identifiers. FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for elements do not appear: basemap imagery, flood zone labels, regulatory purposes.



Printed on 8 / 14 / 2025

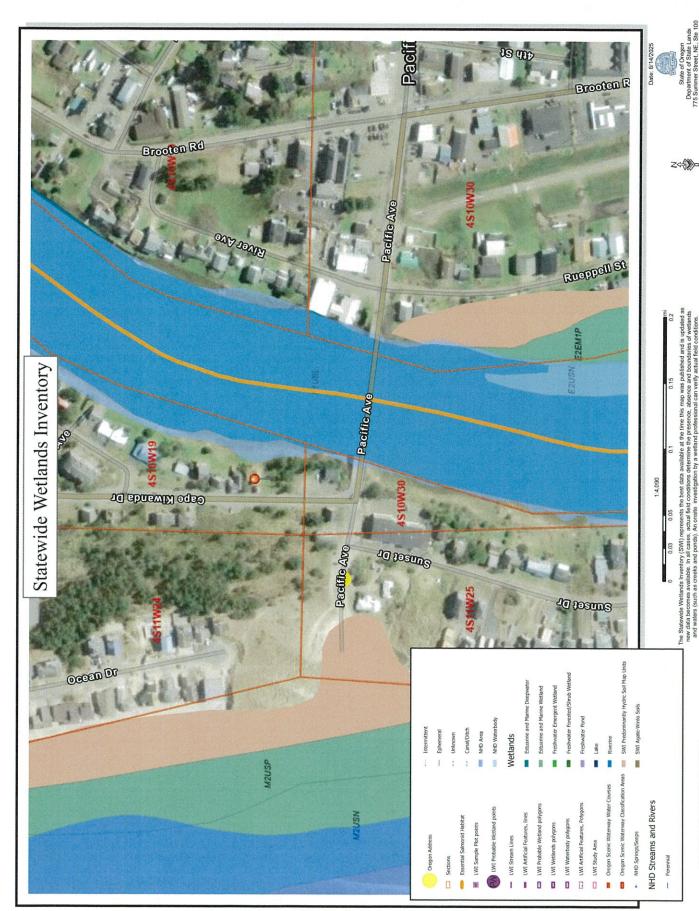
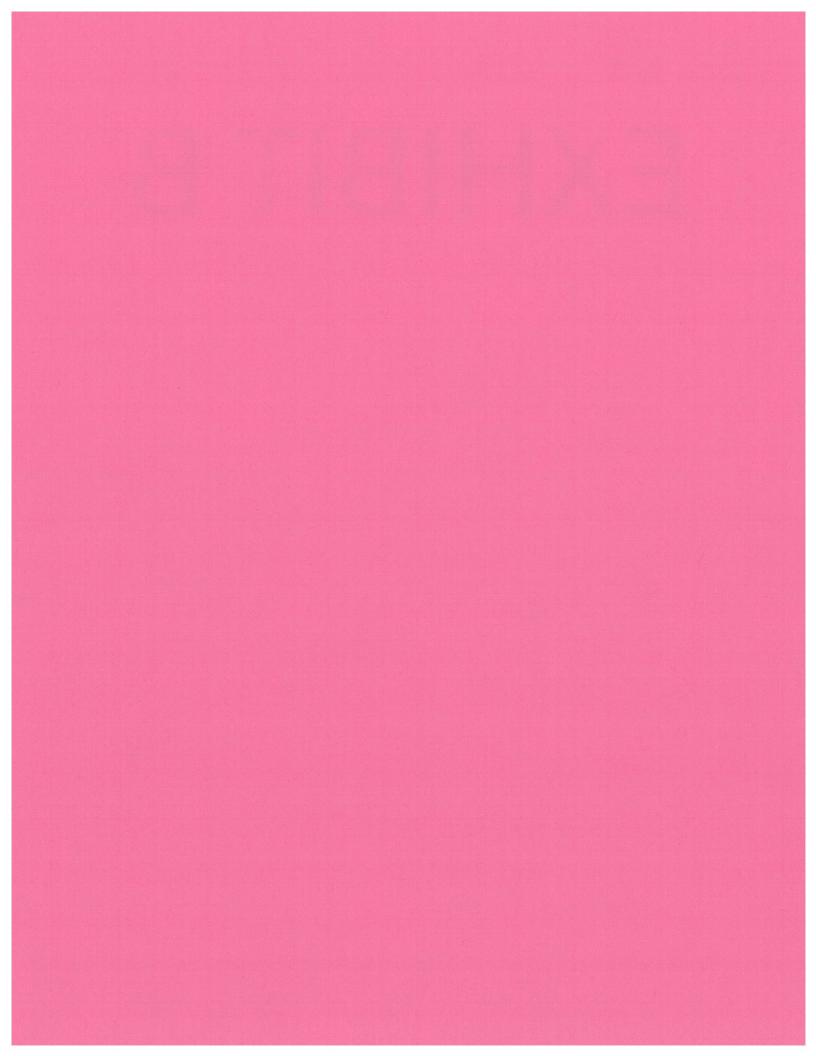


EXHIBIT B





Tillamook County Department of Community Development 1510-B Third Street. Tillamook, OR 97141 / Tel: 503-842-344

www.co.tillamook.or.us

Tel: 503-842-3408 Fax: 503-842-1819

Date Stamp

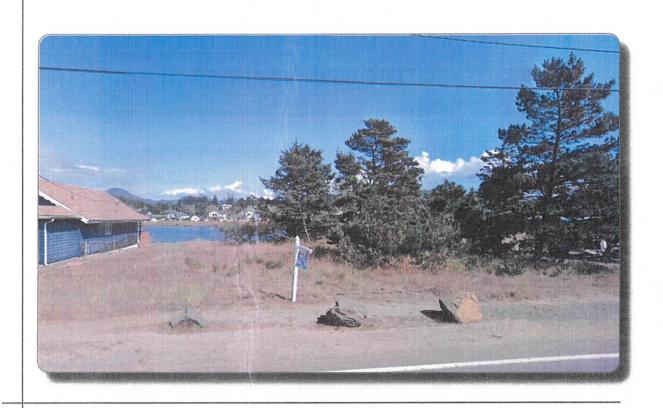
OFFICE USE ONLY

DEVELOPMENT PERMIT

			RECEIVED
Applicant	f Same as Property Owner)		
Name: Benjamin Maud		5416	NOV 2 6 2024
Address: 16755 NW Elliot RI		1	DV.
City:Portland	State: OR Zip	97231	□Approved □Denied
Email: mauckrealty@gmail.c	om		Received by:
Property Owner			Receipt #: 140593
Name: Benjamin Mauck	Phone: 503-780-54	116	Fees: 1 680
Address: 16755 NW Ellio		+10	Permit No:
City: Portland		p: 97231	851- <u>24</u> - 000/023 -PLNG
Email: mauckrealty@gmail.c		3.07201	
Description of Work: Devel	lopment of commercial building in Flo	podplain and potential boa	t ramp in Regulatory Floodway.
Location: Site Address: Cape Kiwa	anda Dr, Pacific City,	OR. 4S1019C	C 05000
Map Number: 4S	10W	19	05000
Township	Range	Sec	ction Tax Lot(s)
Complete all applicable f	ields:	Flood Insuranc	e Rate Map (FIRM) Panel Info
Regulatory Floodway: 🗸 🗜	stuary: Floodplain: 🗸	Tillamook County	Panel Number: 41057C <u>0855</u> F
New: Addition: Replacem	nent: Remodel: Demolish:		8/2018 Property Flood Zone(s): AE
Dwelling:3209	Accessory Structure:		N Project Flood Zone(s): AE
Culvert Diameter:	Bridge Length:	Stream/Waterbod	
Length: Fence Height: 5-6'	Width: Retaining Wall Height: 5-6'	Nestuce Elevation Data	
Streambank Stabilization:	Other:	Base Flood Elevati	
	Vegetation Removal: ~ 50 CY		zontal Member: 22.44
Fill/Removal/Grading: 53 CY	vegetation kemoval: ~50 Cf	Enclosed Area:	
· · · · · · · · · · · · · · · · · · ·		7	
Structure/Damage \$:720,000		Other Required	Permits
Substantial improvement/dam	nage threshold 50% cost vs. value		1
Authorization			
	ot assure permit approval. The a	pplicant and/or prope	rty owner shall be responsible for
			that the information submitted is
complete, accurate, and consis	stent with other information sub	mitted with this applic	ation.
13.	Man		11/26/21
Property Owner Signature (Required)	1000-		Date
7	1/1/11		11/26/24 11/26/2
Applicant Signature			Date
/	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
Development Permit App	lication Rev. 7	/15/21	Page 1



TAX LOT 5000 CAPE KIWANDA DRIVE HYDRAULIC ANALYSIS REPORT



prepared for Benjamin Mauck

prepared by

Jake Hofeld, P.E.



Digitally signed by Jake Hofeld Date: 2025.05.01 15:08:50 -07'00'



May 1, 2025





Contents

INTRODUC	CTION	2
HYDRAULIC	C MODELING METHODOLOGY	2
	Existing Conditions Model	3
	Proposed Conditions Model	3
	Boundary Conditions	3
	Peak Flow Hydrology	4
RESULTS		4
CONCLUSIO	ONS	4
COLACTORIC	VII	······································

List of Figures

Figure 1: Tax Lot Location Map

Figure 2: FEMA FIRM Panel

Figure 3: Property Survey and Proposed Site Plan

Figure 4: Hydraulic Analysis Overview Map of Proposed Project

Figure 5: Proposed Cross Section

List of Attachments

Attachment A – HEC-RAS Model Output Files



INTRODUCTION

Waterways Consulting Inc. (Waterways) has been retained by Benjamin Mauck to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from building a structure on a vacant property. The project is located on the west (right) bank floodplain of the Nestucca River at Tax Lot 5000 on Cape Kiwanda Drive in Pacific City, OR (Figure 1). The existing property currently does not contain any structures. The proposed building will include a 2,360 square foot footprint structure set back 21 feet from the edge of the property along Cape Kiwanda Drive. The new structure includes a paved driveway, concrete boat ramp, exterior stairs, structural supporting posts, and multiple decks. The current design, dated March 28, 2025, presents an elevated two-story structure with the bottom of the structure at elevation 19.5-feet. The property is located partially within the FEMA designated floodway, effective September 28, 2018 (Figure 2).

The following report has been prepared to support floodplain development permitting with Tillamook County for the proposed project and presents our hydraulic analysis of existing and proposed conditions for the 100-year flood event along the Nestucca River within the vicinity of the proposed residential structure. This report is based on the guidance outlined in Section 3.510(9)(a) of the Tillamook County Land Use Ordinance which requires, "...certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the based flood discharge."

HYDRAULIC MODELING METHODOLOGY

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) has mapped Nestucca River at the project area as a Special Flood Hazard Area (SFHA) partially within the regulatory floodway Zone AE (**Figure 2**). Tillamook County provided Waterways with a hydraulic model of the Nestucca River covering the project area for a Letter of Map Revision (LOMR), effective September 24, 2015 (Case. Number 14-10-1727P). The LOMR and corresponding hydraulic model conducted in the United States Army Corps of Engineers (USACE) Hydraulic Engineering Center River Analysis Software (HEC-RAS) by West Consultants updated the previous modeling and FIRM Panels dated August 1, 1978. All elevations are referenced to a NAVD 88 vertical datum. This model was used as the basis for all hydraulic modeling.

Waterways updated the hydraulic analysis using HEC-RAS, version 6.6. A one-dimensional hydraulic model was completed to characterize the existing and proposed conditions at the project site during the 100-year recurrence interval peak flow at the Nestucca River. Four additional cross sections were added to the provided model in the vicinity of the project area (property). The two modeling scenarios include the Existing Conditions Model ("Ex. Cond." is the plan identifier in the model) and the Proposed Conditions Model ("Prop. Cond." is the plan identifier in the model). **Figure 4** shows the proposed project location, cross section locations used in the hydraulic analysis, and the effective FEMA floodplain and floodway boundaries (FEMA 2018).



Existing Conditions Model

Additional cross sections added to the LOMR model were sampled from a terrain surface derived from LiDAR data from the Department of Geology and Mineral Industries (DOGAMI) North Coast collected by Watershed Sciences Inc. in 2009 and existing conditions contours provided in the HIS Builders Site Plan, dated 3/28/2025. Bathymetry for the additional cross sections were interpolated from upstream and downstream cross sections of the LOMR model. **Figure 3** provides the proposed structure location within the property and includes the current topography at the site.

The downstream model boundary extends approximately 1.0 miles downstream of the project area and the upstream model boundary extends approximately 1.7 miles upstream of the project area (Figure 4). The bridge crossing geometry at Ferry Street and at Pacific Avenue upstream of the project area were included in the model from drawings provided by Oregon Department of Transportation (ODOT) and Tillamook County. Hydraulic roughness values for the additional cross sections were based on values published in the provided model. Hydraulic roughness values, known as Manning's Roughness, for the additional cross sections are outlined in Table 1.

Table 1. Manning's Roughness for Different Land Use Types

Land Use Type	Manning's 'n'
Channel	0.03
Open Pervious Areas (grassed)	0.04
Residential Area / Open Pervious Areas (trees)	0.07 - 0.08

Proposed Conditions Model

The proposed conditions model included the additional cross sections created in the existing conditions model. The existing condition terrain was updated based on the proposed grading sections presented on Sheet A-3 of the design drawings supplied by the client (**Figure 5**). Two 8-inch posts supporting the structure were included in the model as blocked obstructions. The proposed structure itself was not included as a blocked obstruction due to the structure being elevated above the FEMA BFE.

Boundary Conditions

The downstream boundary condition used in the two models was set to a known water surface elevation of 14.15 feet (NAVD 88) per the provided model. The downstream boundary condition is located downstream of FEMA Cross Section A near where Nestucca River meets the Nestucca Bay.



Peak Flow Hydrology

According to the FEMA FIS report and the provided model, the 100-year peak flow event for this portion of the Nestucca River is 49,700 cubic feet per second (cfs). Therefore, 49,700 cfs was assumed for the 100-year peak flow (i.e. base flood discharge) in all models.

RESULTS

Results of the hydraulic modeling are presented in **Attachment A**. These results show that the proposed structure and site plan will not result in a rise to the water surface elevations at any cross sections in the model. No change between the Existing Conditions Model and Proposed Conditions Model can likely be attributed to a relatively small amount of proposed grading at the site that approximates cut/fill balance and a minimal volume of flow obstructions (support posts) built below the FEMA BFE as compared to a much larger, wider floodplain area.

CONCLUSIONS

The results of this hydraulic analysis indicate no rise in the 100-year water surface elevations for the Proposed Conditions Model when compared to the Existing Conditions Model. Based on this, the proposed project satisfies the requirement of Section 3.510(9)(a) of the Tillamook County Land Use Ordinance.

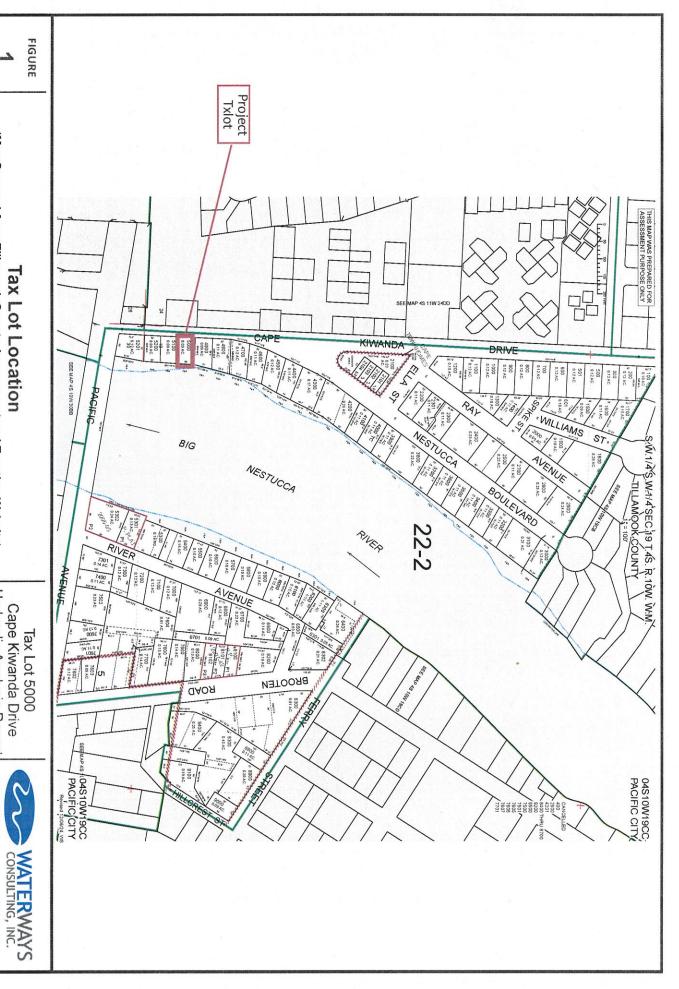


REFERENCES

- Federal Emergency Management Agency. 2018. Flood Insurance Rate Maps (FIRMs) for Tillamook County (panel 0855), Oregon and Incorporated Areas. September 28, 2018.
- Federal Emergency Management Agency. 2018. Flood Insurance Study (FIS) for Tillamook County, Oregon and Incorporated Areas. September 8, 2018.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Computer Program HEC-RAS Version 6.6 Davis, California. June 2023.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Hydraulic Reference Manual. Version 5.0 Davis, California. February 2016.
- Watershed Sciences. LiDAR Remote Sensing Data Collection Oregon North Coast. Prepared for Department of Geology and Mineral Industries (DOGAMI). December 21, 2009.
- West Consultants. Hydraulic Engineering Center River Analysis Software (HEC-RAS) Model of the Nestucca River. 2014.



Figures



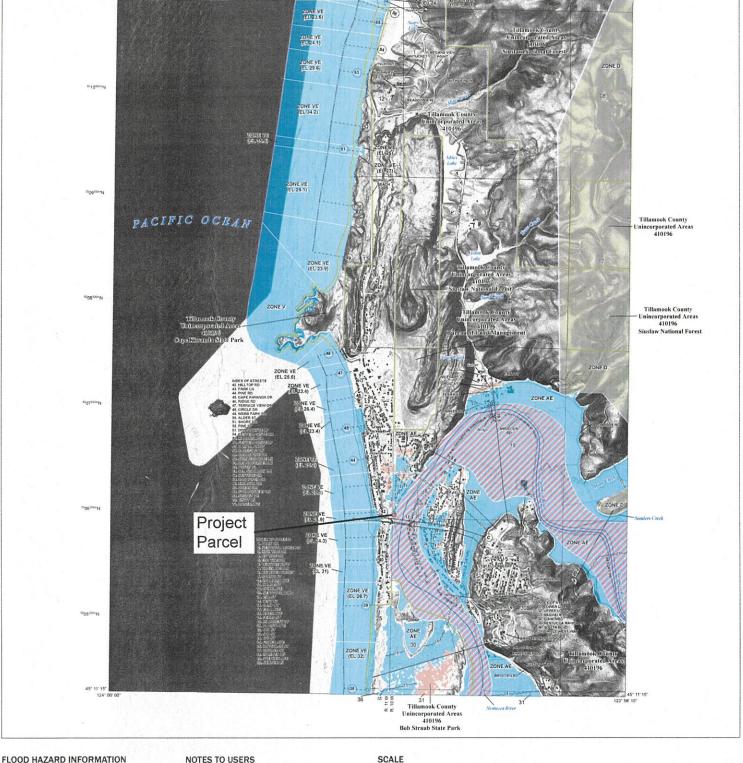
Tax Lot Location

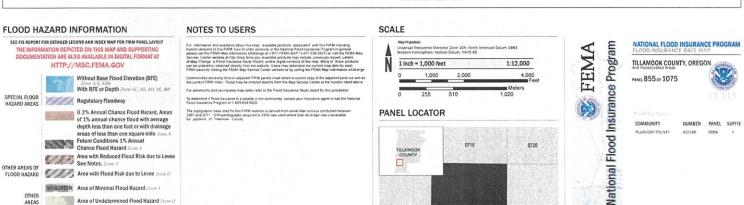
(Map Sourced from Tillamook County Assessment and Taxation Website)

Hydraulic Analysis Report Cape Kiwanda Drive

Santa Cruz, CA

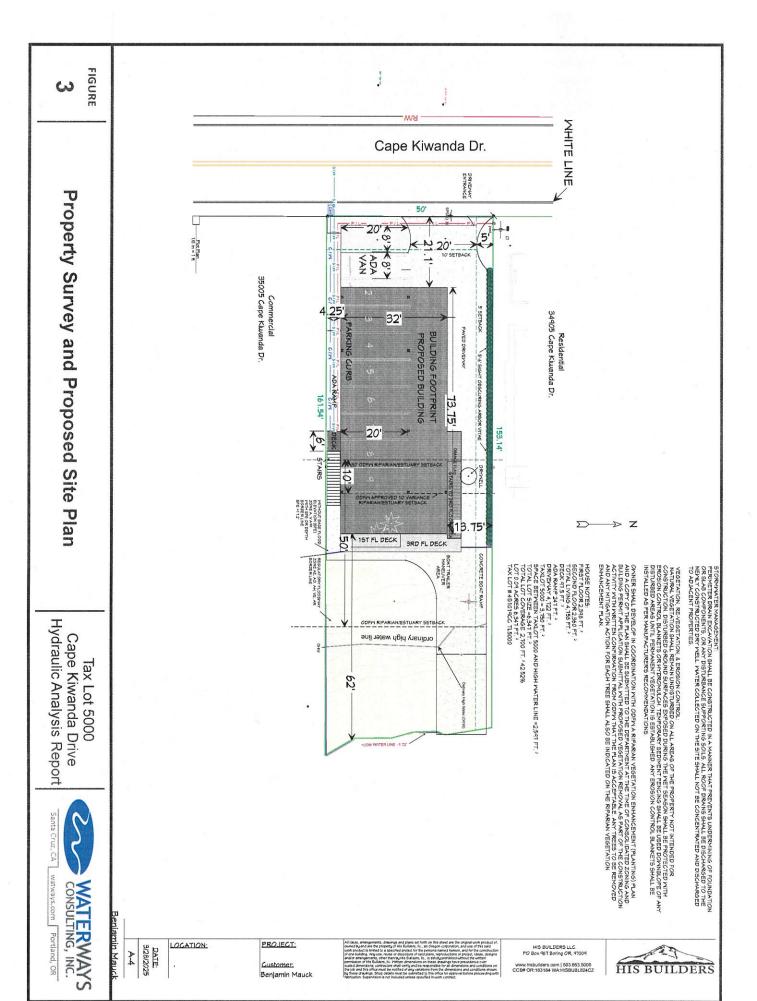
watways.com Portland, OR

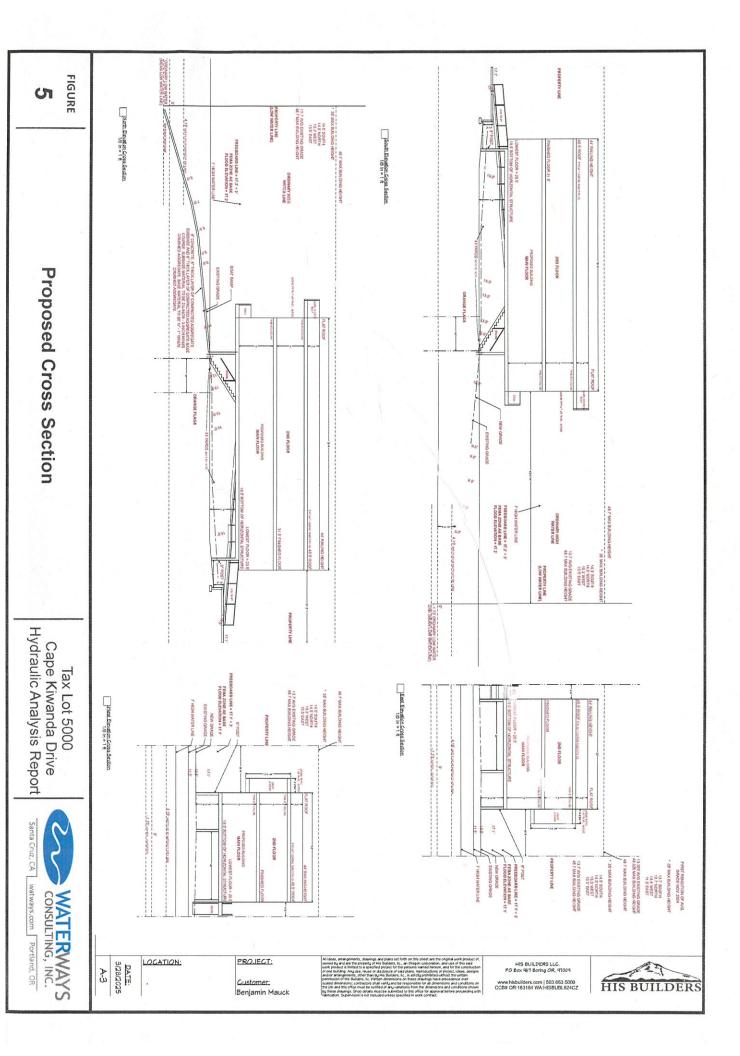


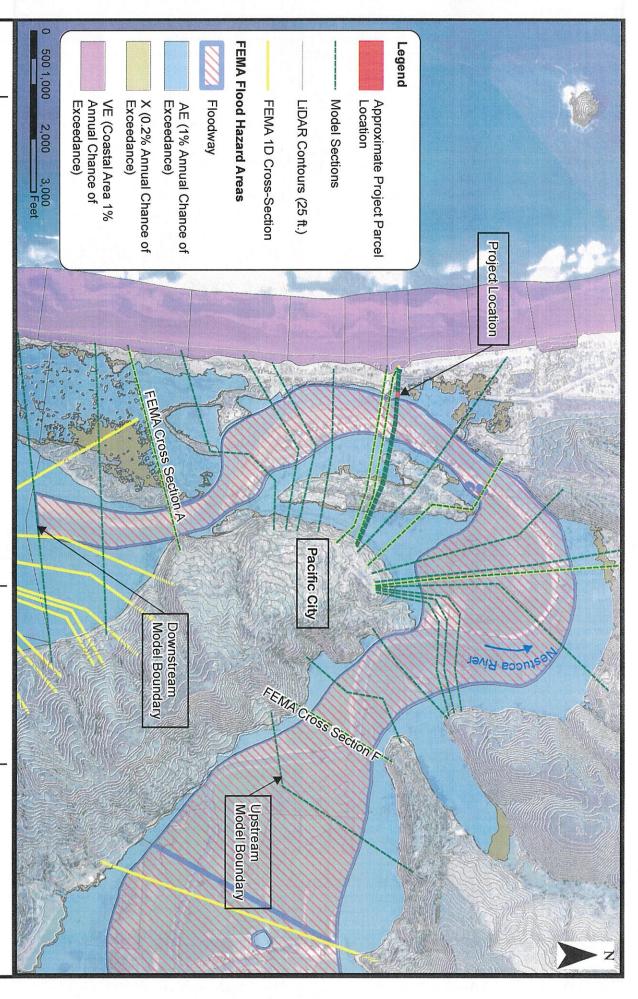


Area of Undetermined Flood Hazard Jone D
----- Channel, Culvert, or Storm Sewer

GENERAL Channel, Culvert, or Store
STRUCTURES Channel, Culvert, or Store
Levee, Dike, or Floodwall







FIGURE

Hydraulic Analysis Overview Map of Proposed
Project

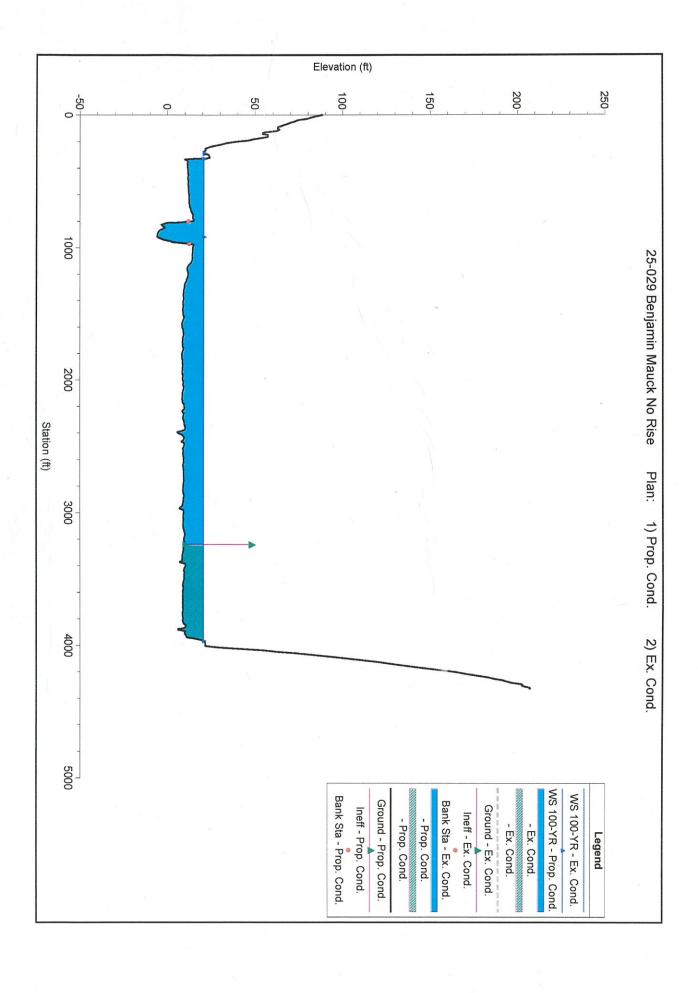
Tax Lot 5000 Cape Kiwanda Drive Hydraulic Analysis Report

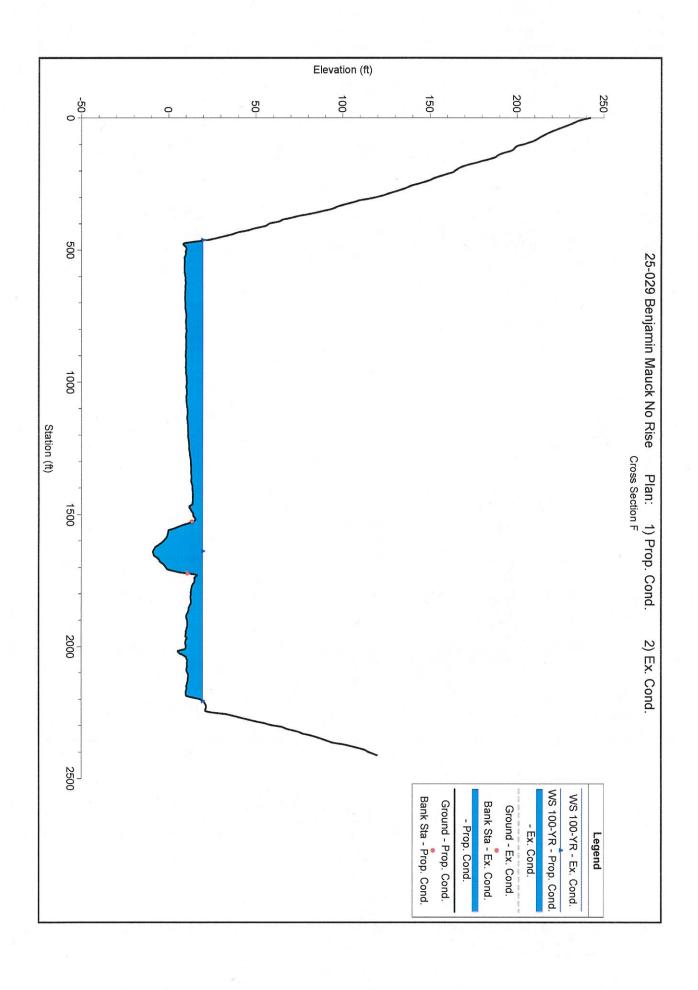


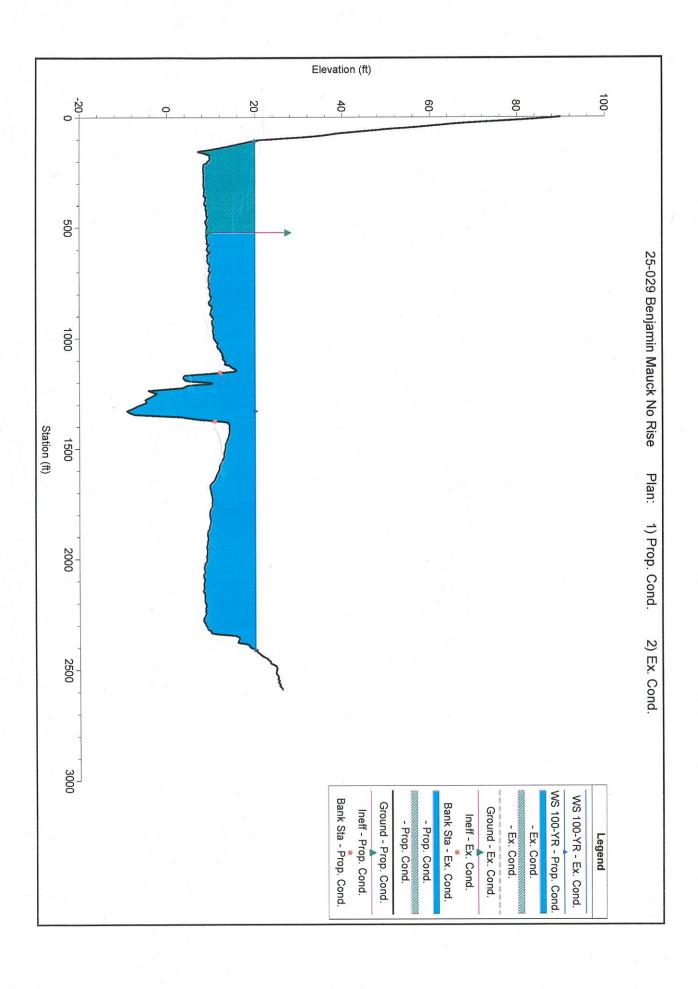


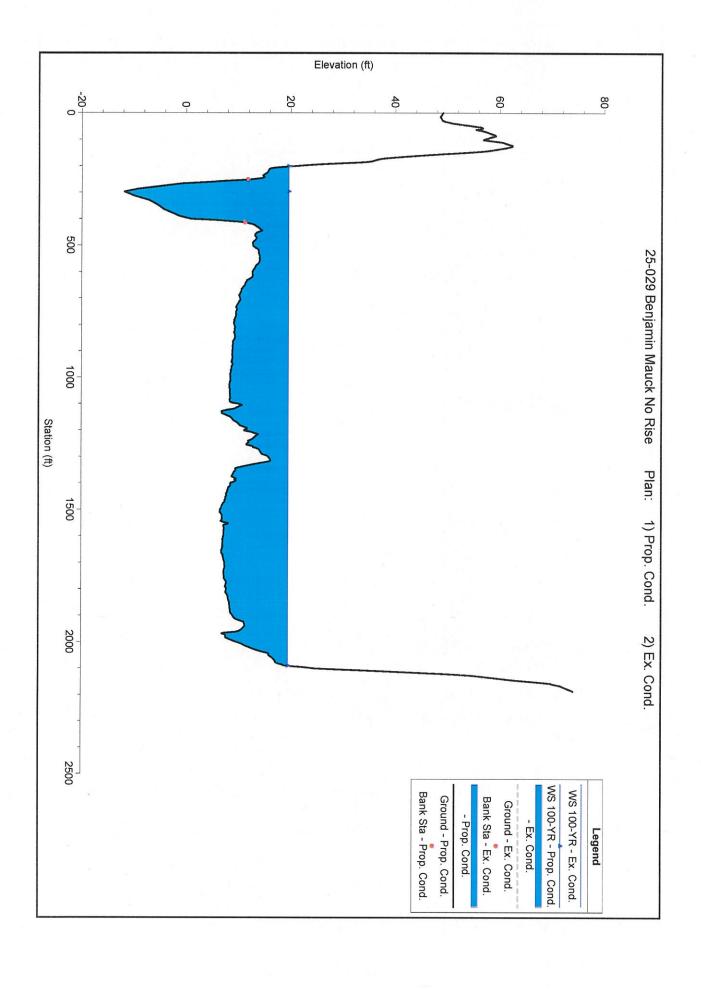
Attachment A
HEC-RAS Output Files

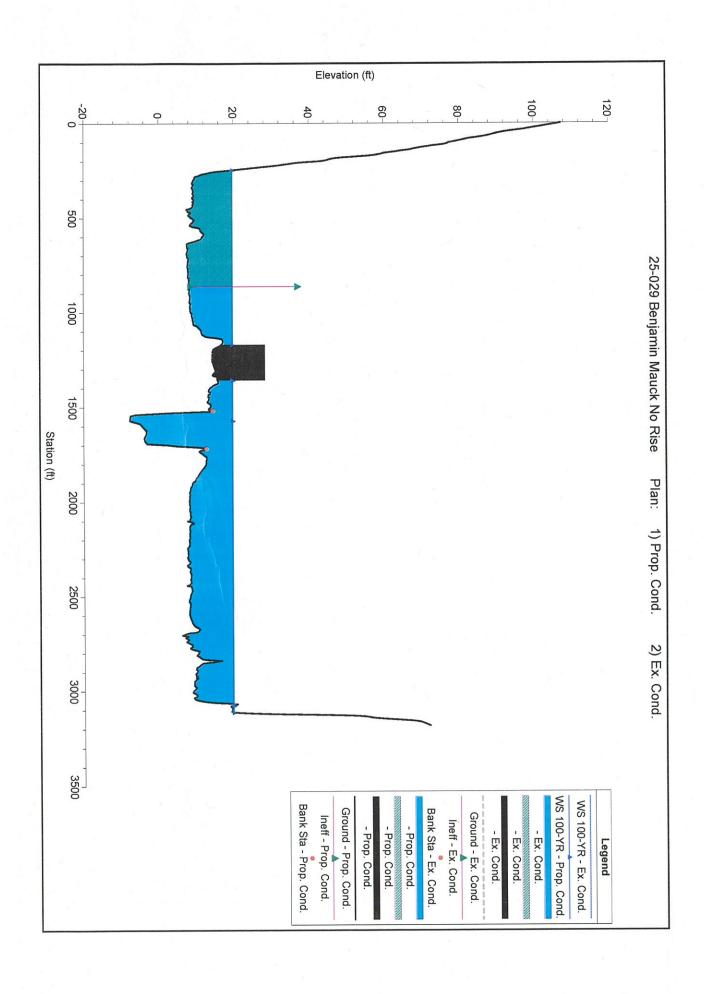
Total Control of the			ach: Lower Profile										
Reach	River Sta	Profile	Plan		Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
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Lower	21008.6	100-YR	Ex. Cond.	49700.00	-8.92	20.07		20.30	0.000260	5.19	17837.64	1743.68	0.20
Lower	21008.6	100-YR	Prop. Cond.	49700.00	-8.92	20.07		20.29	0.000260	5.19	17834.26	1743.67	0.20
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Lower	20137.03	100-11	Prop. Cond.	49700.00	-9.13	10.00	12.50	20.00	0,000213	7,77	19979.30	2302.03	0.17
Lower	19079.89	100-YR	Ex. Cond.	49700.00	-11.85	19.69		19.87	0.000230	5.03	20261.86	1888.71	0.18
Lower	19079.89	100-YR	Prop. Cond.	49700.00	-11.85	19.68		19.87	0.000230	5.03	20257.77	1888.70	0.18
MSP 4383		100000											
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Lower	18019.8	100-YR	Prop. Cond.	49700.00	-7.69	19.52	11.35	19.66	0.000187	4.32	22147.41	2668.03	0.16
Lower	17875.97	100-YR	Ex. Cond.	49700.00	-7.60	19.50	11.05	19.63	0.000169	4.14	23024.84	2676.85	0.16
Lower	17875.97	100-YR	Prop. Cond.	49700.00	-7.60	19.50	11.05	19.63	0.000169	4.14	23019.98	2676.83	0.16
		THE PERSON	S BASINES OF										
Lower	17653.2	100-YR	Ex. Cond.	49700.00	-4.67	19.52	11.28	19.59	0.000095	3.22	29231.94	3181.55	0.12
Lower	17653.2	100-YR	Prop. Cond.	49700.00	-4.67	19.52	11.28	19.58	0.000095	3.22	29225.85	3181.53	0.12
	45040.74	400 40	F. 61	40700.00	7.07	19.47	0.00	10.50	0.000000	4.04	10070 11	1077.50	0.07
Lower	15949.74 15949.74	100-YR 100-YR	Ex. Cond. Prop. Cond.	49700.00 49700.00	-7.67 -7.67	19.47	9.86 9.86	19.50 19.49	0.000032 0.000032	1.91	46673.44 46664.37	4377.58 4377.57	0.07
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Lower	14728.64	100-YR	Ex. Cond.	49700.00	-9.90	19.42	10.23	19.46	0.000044	2.47	37264.57	3855.46	0.09
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	24-00-180												
Lower	14621.23			Bridge									
Lawar	14544.91	100-YR	Ex. Cond.	49700.00	-8.62	19.40	10.32	19.44	0.000045	2.54	36848.43	3870.79	0.10
Lower	14544.91	100-YR	Prop. Cond.	49700.00	-8.62	19.40	10.32	19.44	0.000045	2.54	36840.31	3870.75	0.10
			A GOVERNO										
Lower	13541.26	100-YR	Ex. Cond.	49700.00	-7.81	19.36	10.21	19.40	0.000052	2.50	32742.55	3280.31	0.10
Lower	13541.26	100-YR	Prop. Cond.	49700.00	-7.81	19.35	10.21	19.40	0.000052	2.50	32735.99	3280.31	0.10
12.5	Topy Tables												
Lower	12396	100-YR	Ex. Cond.	49700.00	-3.59	18.49		19.20	0.000464	7.07	9082.28	2049.09	0.30
Lower	12396	100-YR	Prop. Cond.	49700.00	-3.59	18.48	-	19.20	0.000464	7.07	9080.24	2048.97	0.30
Lower	11367.2	100-YR	Ex. Cond.	49700.00	-3.05	17.71	9.51	18.63	0.000623	7.84	7519.78	2013.30	0.34
Lower	11367.2	100-YR	Prop. Cond.	49700.00	-3.05	17.71	9.51	18.63	0.000623	7.84	7517.36	2012.59	0.34
Lower	10232	100-YR	Ex. Cond.	49700.00	-3.44	17.29	9.13	17.93	0.000477	6.67	10220.54	2083.50	0.30
Lower	10232	100-YR	Prop. Cond.	49700.00	-3.44	17.29	9.13	17.93	0.000477	6.67	10216.03	2083.36	0.30
Lower	10219	100-YR	Ex. Cond.	49700.00	-3.44	17.25	9.15	17.92	0.000502	6.82	9888.58	2095.22	0.31
Lower	10219	100-YR	Prop. Cond.	49700.00	-3.44	17.25	9.15	17.92	0.000302	6.80	9847.02	2094.10	0.31
		1 5 4 6 6 7	9. (10.25)										
Lower	10186	100-YR	Ex. Cond.	49700.00	-3.44	17.21	9.19	17.90	0.000522	6.94	9764.00	2086.10	0.31
Lower	10186	100-YR	Prop. Cond.	49700.00	-3.44	17.21	9.19	17.90	0.000518	6.91	9708.41	2085.26	0.31
			O STATE OF S										
Lower	10180	100-YR 100-YR	Ex. Cond. Prop. Cond.	49700.00 49700.00	-3.44 -3.44	17.21 17.21	9.19	17.90 17.90	0.000513 0.000513	6.87	9832.35 9832.35	2074.72	0.31
Lower	10180	100-11	Frop. Cond.	49700.00	-3.44	17.21	9.19	17.90	0.000313	0.07	9032.33	2014.12	0.31
Lower	10048.77	100-YR	Ex. Cond.	49700.00	-3.49	16.97	9.18	17.81	0.000619	7.53	8674.57	2062.18	0.34
Lower	10048.77	100-YR	Prop. Cond.	49700.00	-3.49	16.97	9.18	17.81	0.000619	7.53	8674.57	2062.18	0.34
ELECTRON	e e Brackette												
Lower	9942.323	O CHUTCHIA		Bridge									
Lower	0004 364	100-YR	Ev Cond	49700.00	-8.44	16.82	8.05	17.51	0.000542	6.93	10023.92	2004.07	0.24
Lower	9904.361	100-YR	Ex. Cond. Prop. Cond.	49700.00	-8.44	16.82	8.05	17.51	0.000542	6.93	10023.92	2094.07	0.31
201161	5504.501	100 110	i iop. conu.	,3700.00	-5.44	10.02	0.03	17.01	J.000042	5,85	,5023.32	2004.07	0.31
Lower	8988.11	100-YR	Ex. Cond.	49700.00	-4.80	16.61	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
Lower	8988,11	100-YR	Prop. Cond.	49700.00	-4.80	16.61	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
	CHANGE REY	100 388									1.17		
Lower	8192.259	100-YR	Ex. Cond.	49700.00	-18.19	16.35	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	8192.259	100-YR	Prop. Cond.	49700.00	-18.19	16.35	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	7839.108	100-YR	Ex. Cond.	49700.00	-6.96	16.25	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
Lower	7839.108	100-YR	Prop. Cond.	49700.00	-6.96	16.25	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
2 25 7 8		1 02 65500	U. (1964) Signates		,,,,,						111111		5.20
Lower	6628.945	100-YR	Ex. Cond.	49700.00	-1.36	16.04	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
Lower	6628.945	100-YR	Prop. Cond.	49700.00	-1.36	16.04	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
	EN IS-NOT	400.100		40705	199				6.000		B. (C -)		
Lower	4746.314	100-YR	Ex. Cond.	49700.00	-11.72	14.76 14.76	7.45 7.45	15.56 15.56	0.000672 0.000672	7.30	7417.23	2442.34	0.34
Lower	4746.314	100-YR	Prop. Cond.	49700.00	-11.72	14./6	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	3370.732	100-YR	Ex. Cond.	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
Lower	3370.732	100-YR	Prop. Cond.	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
		des stay											
Lower	2099.855	100-YR	Ex. Cond.	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17
Lower	2099.855	100-YR	Prop. Cond.	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17

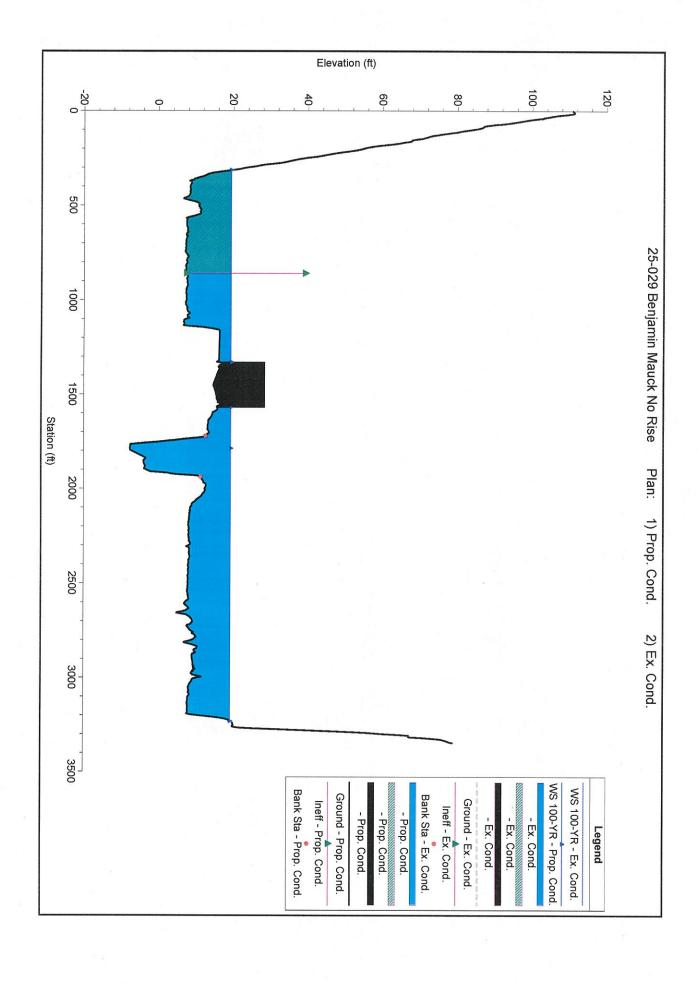


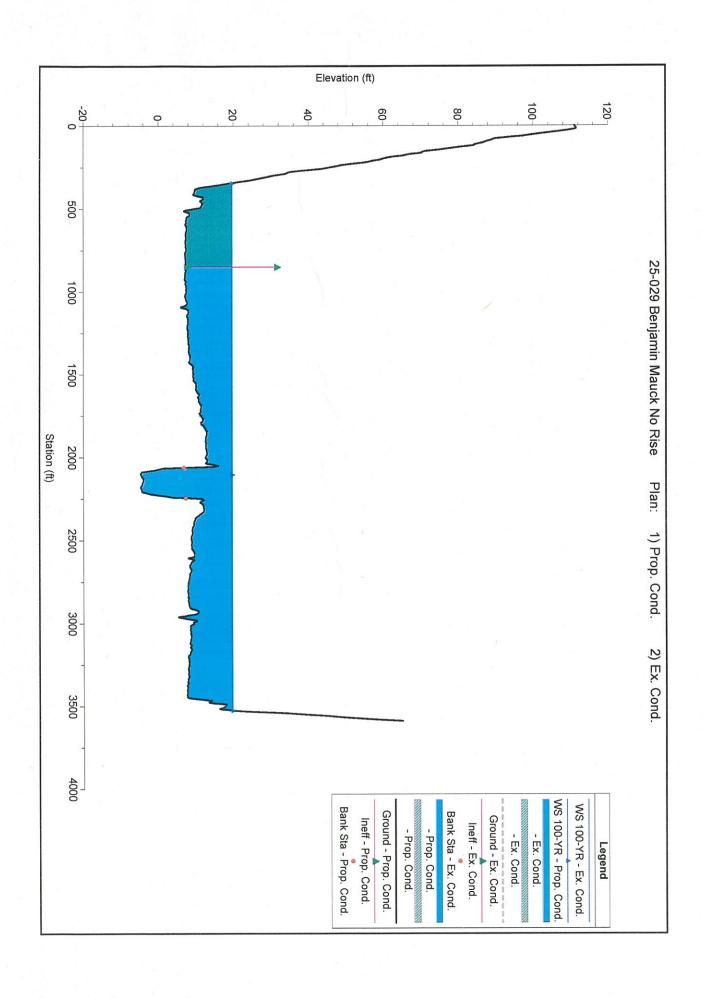


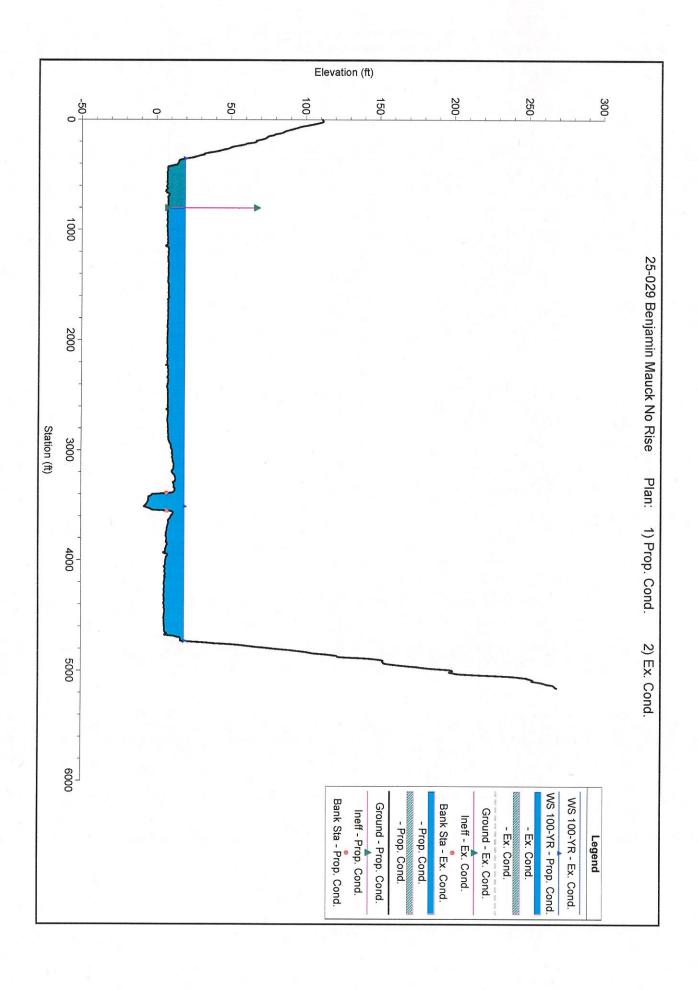


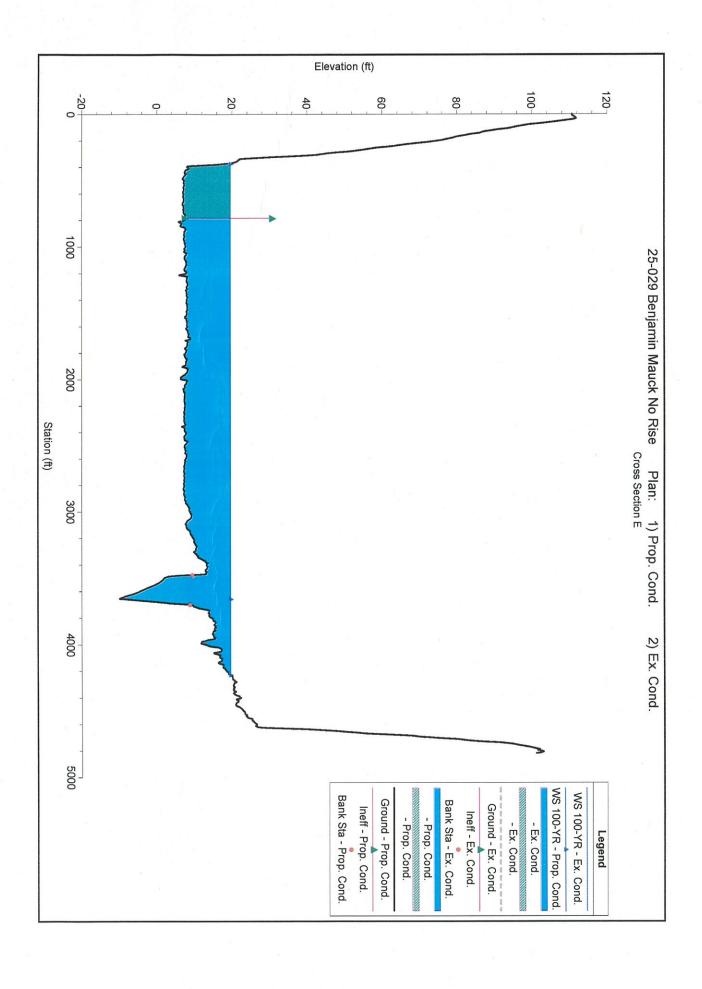


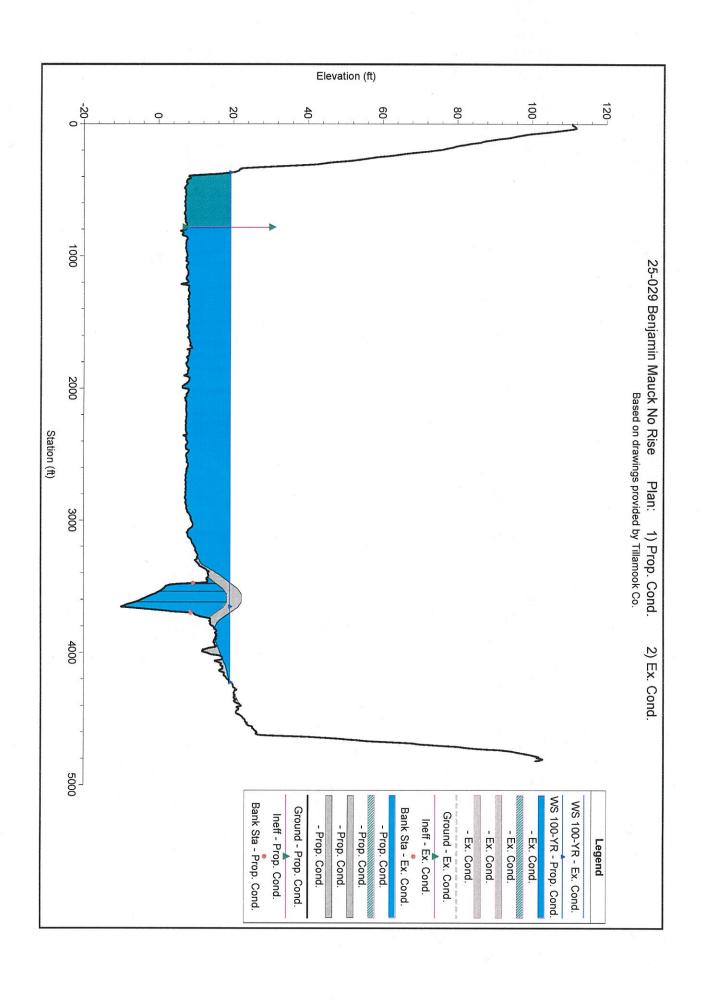


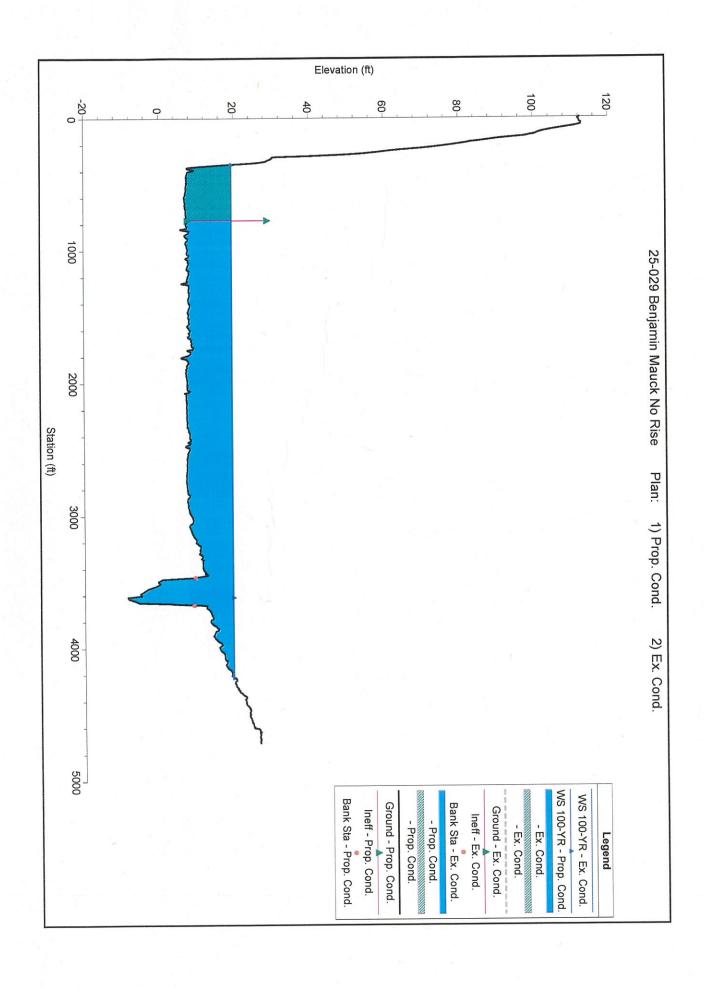


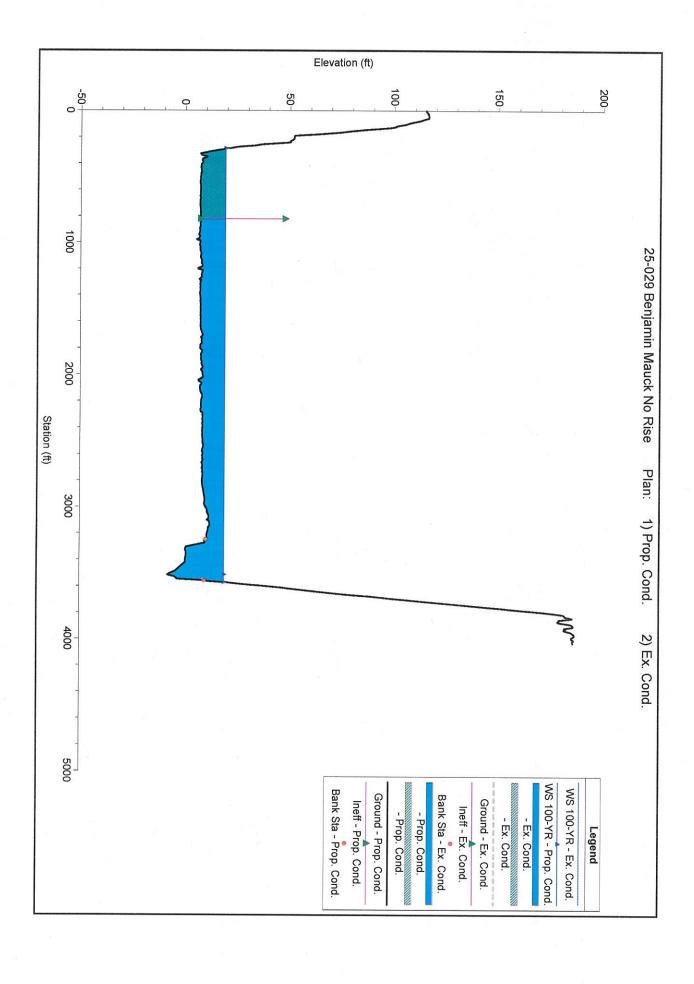


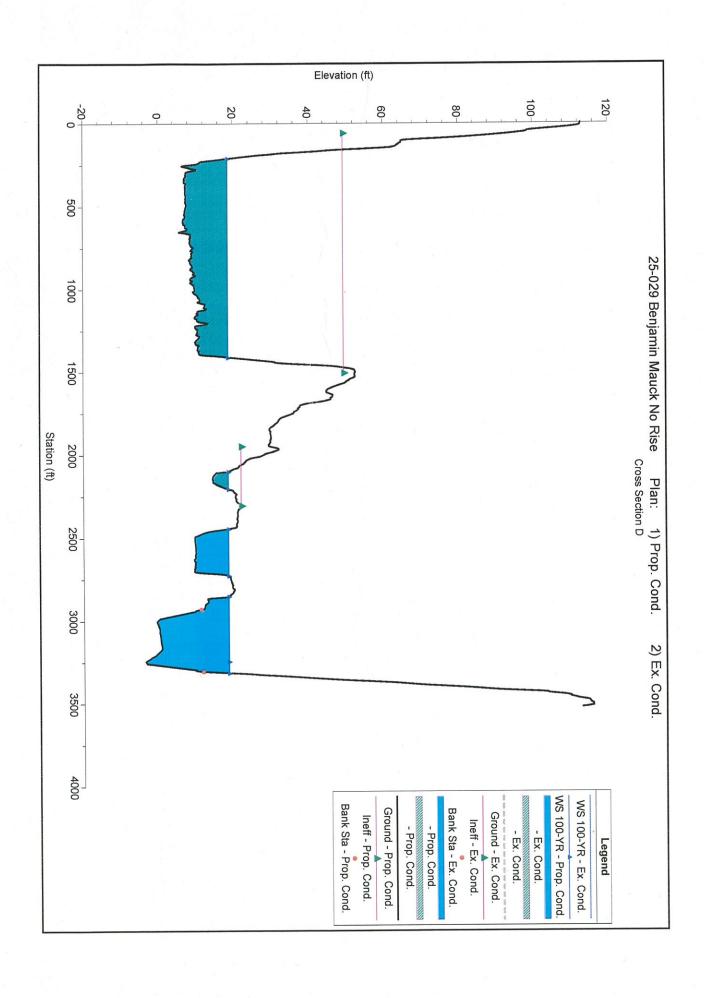


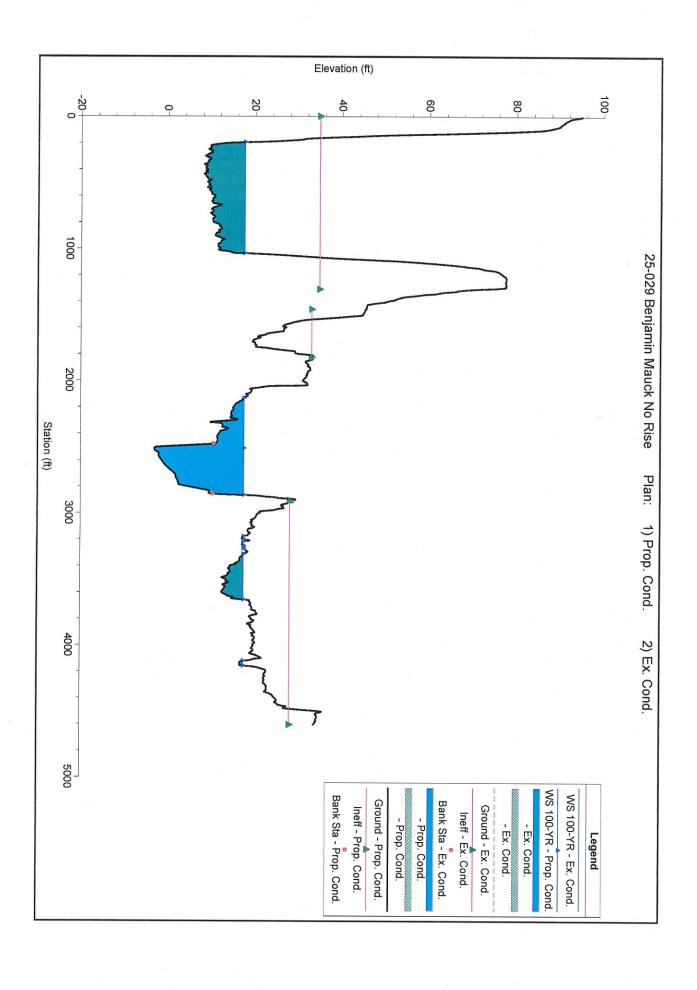


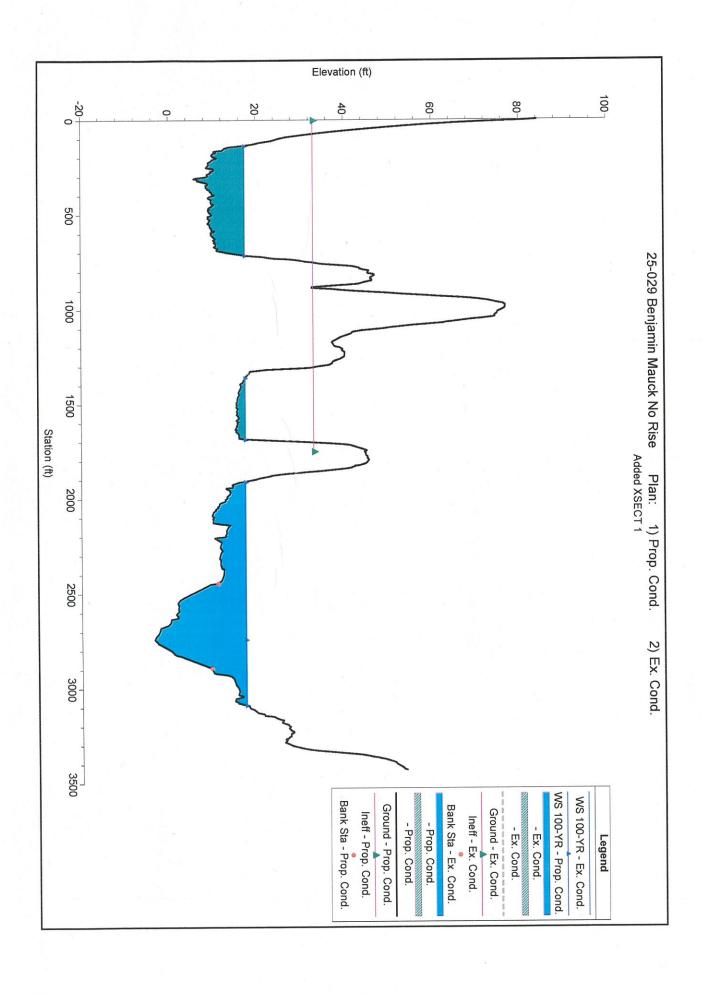


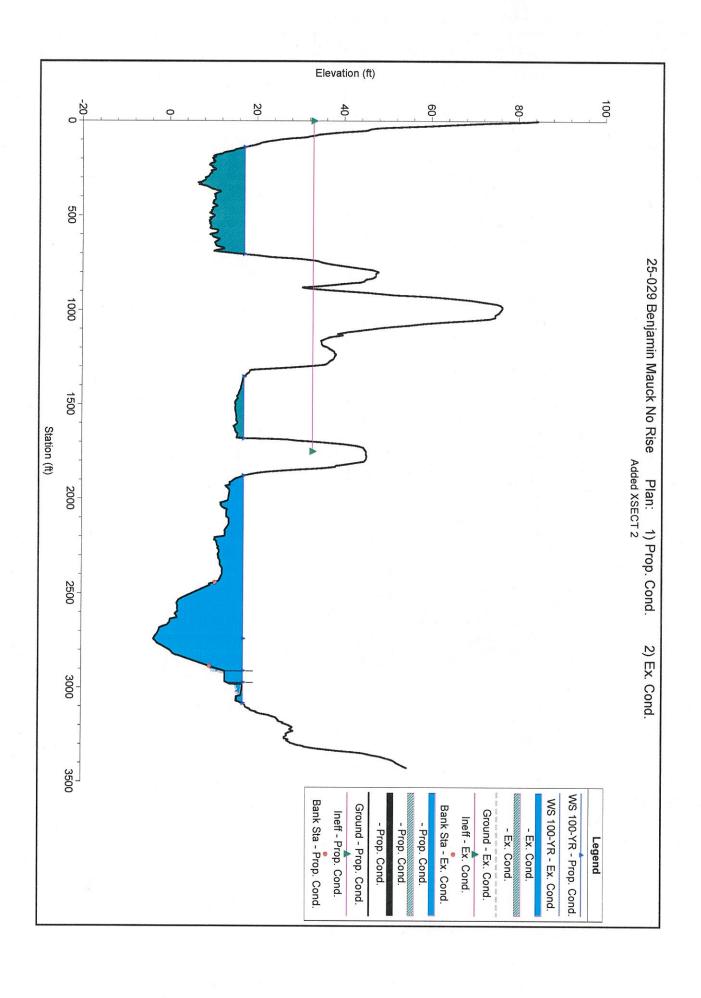


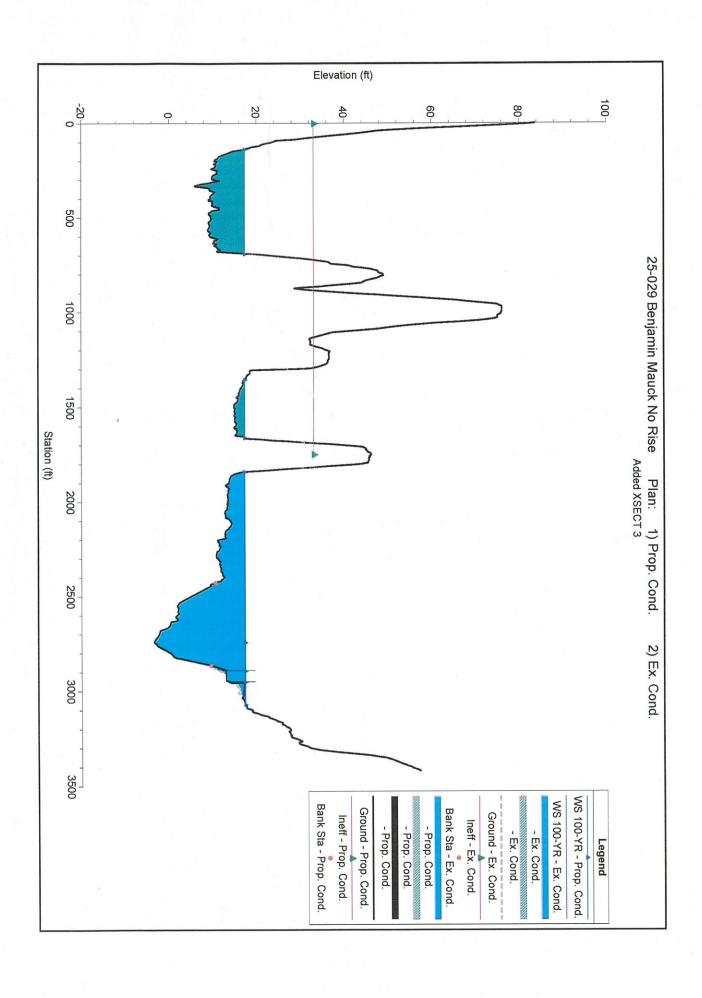


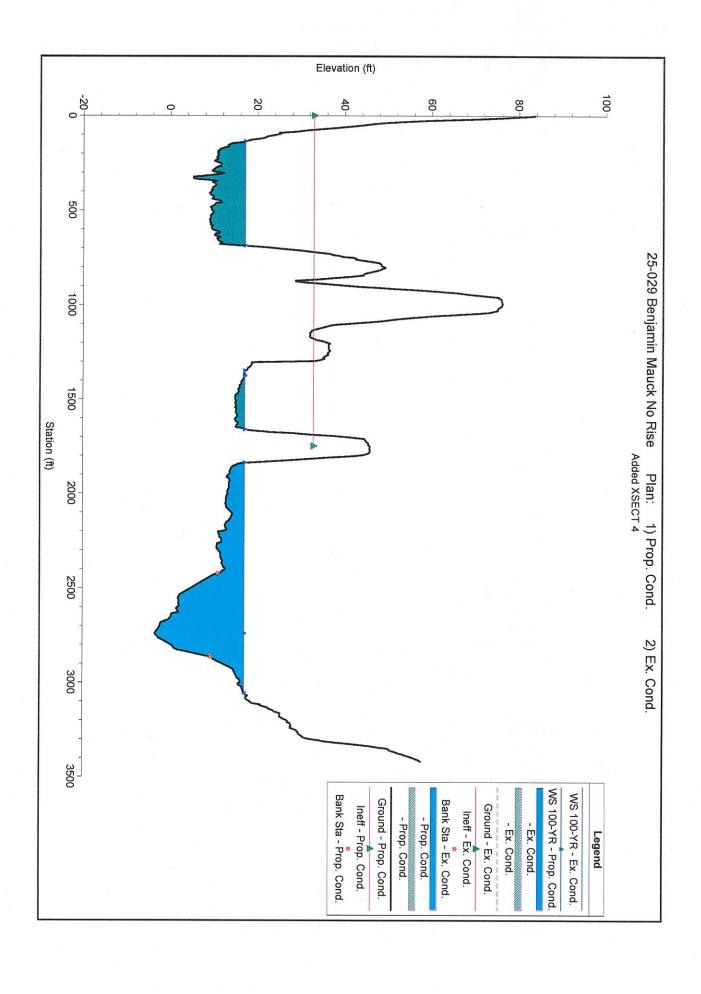


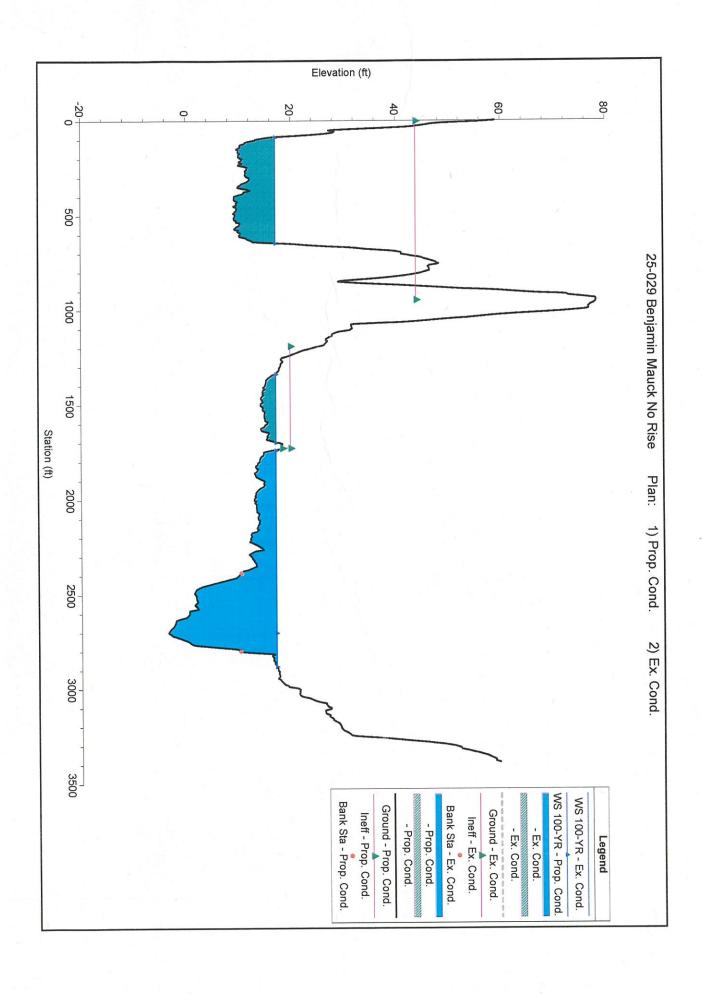


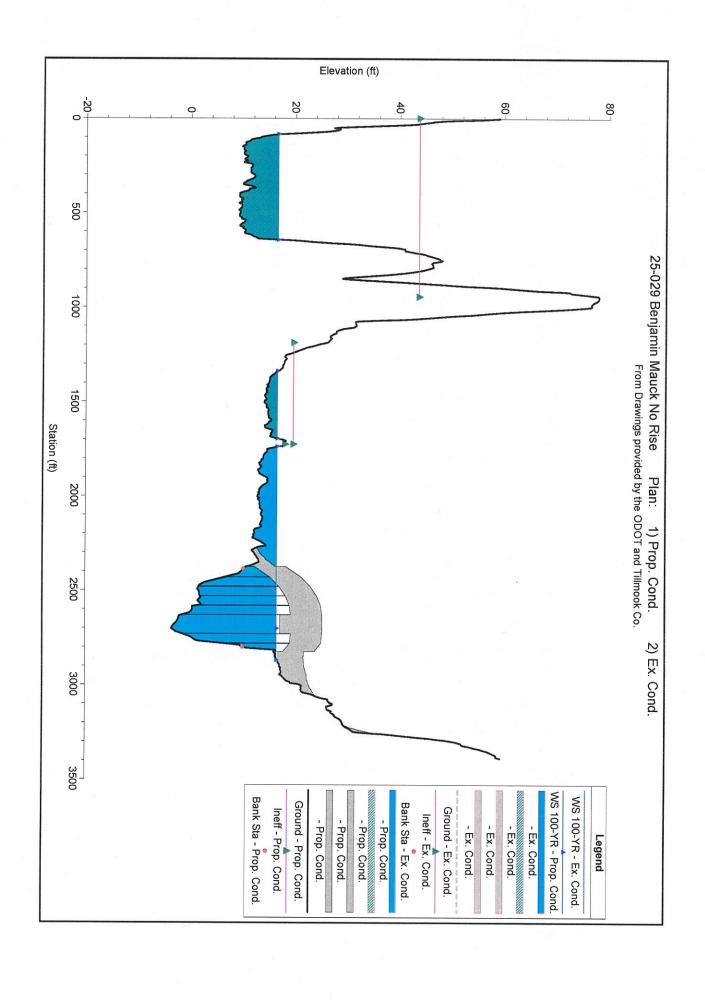


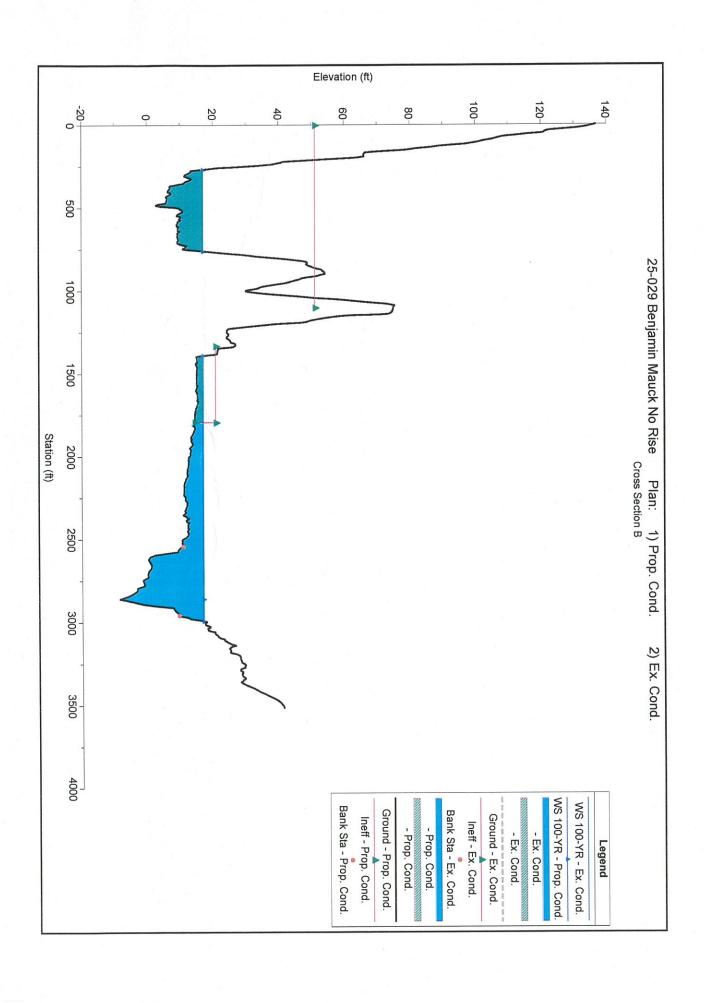


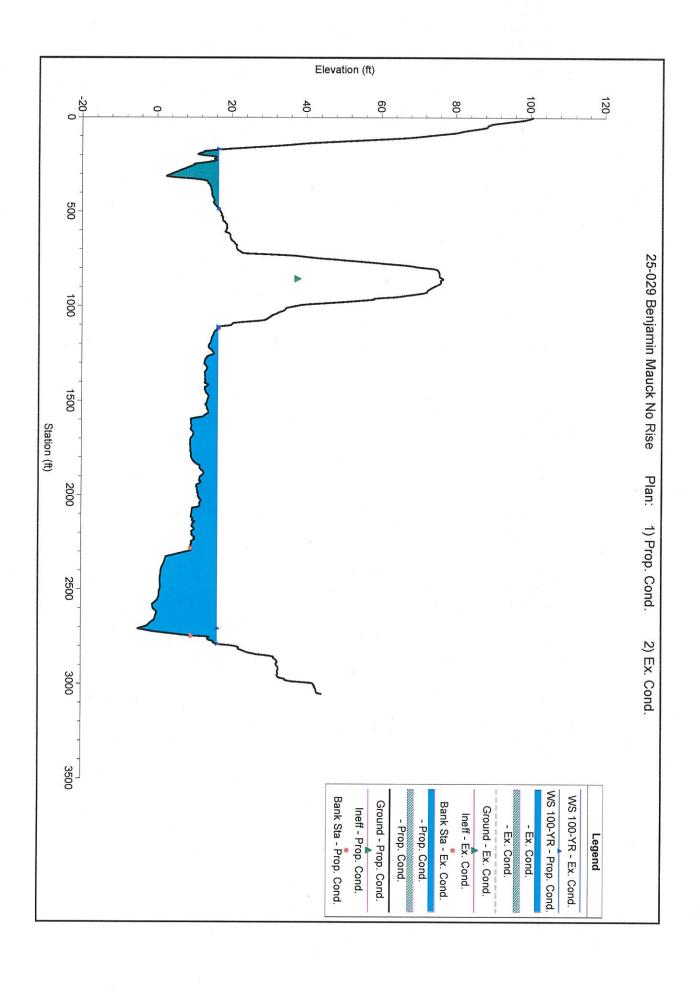


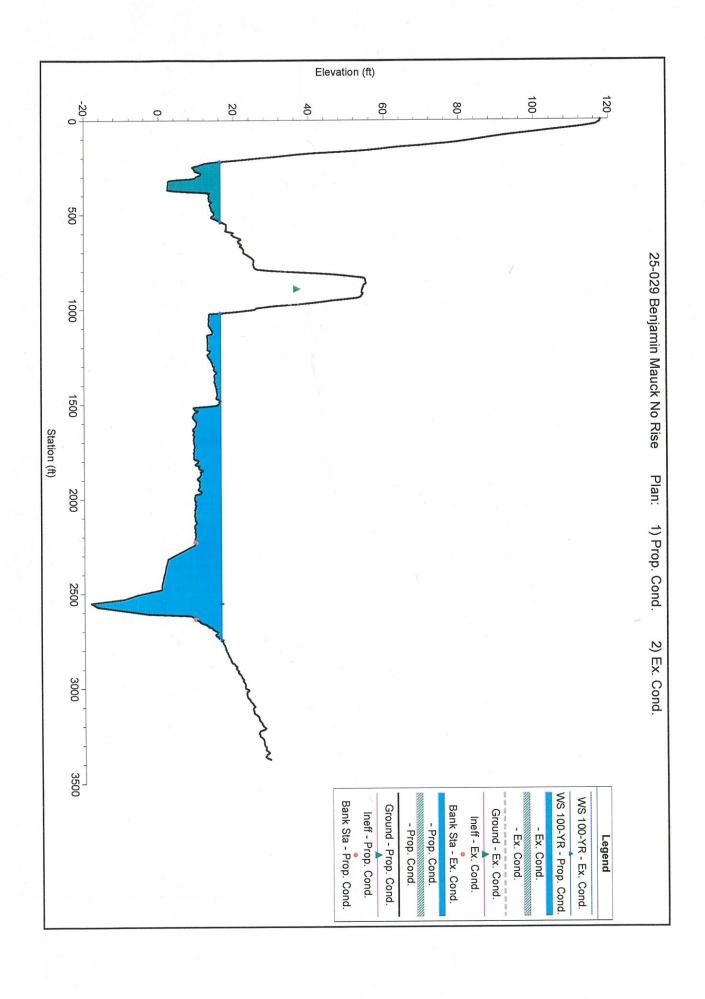


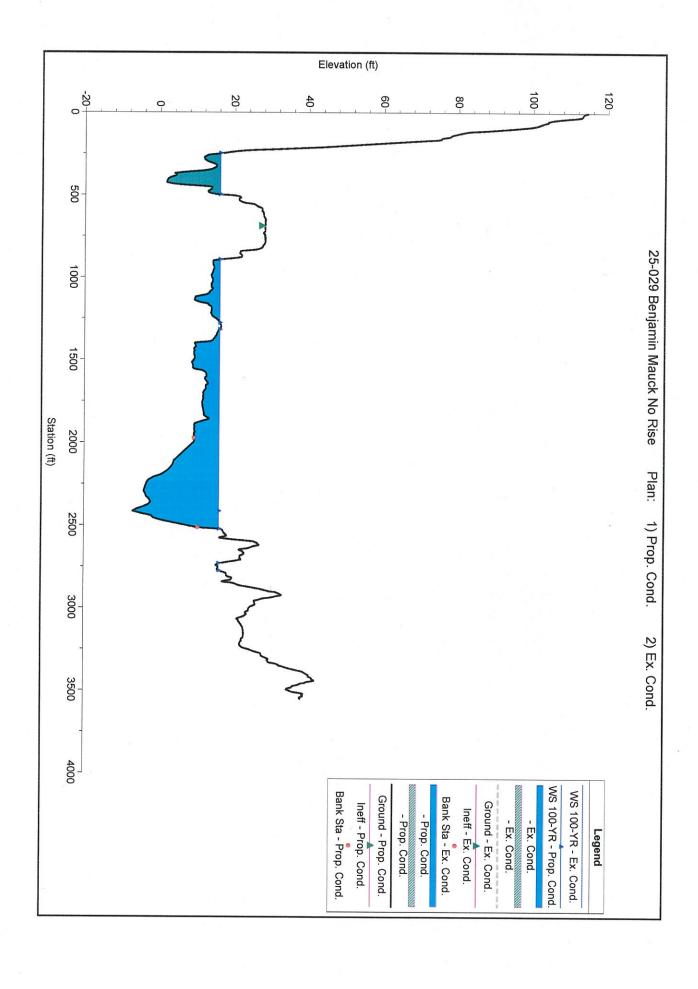


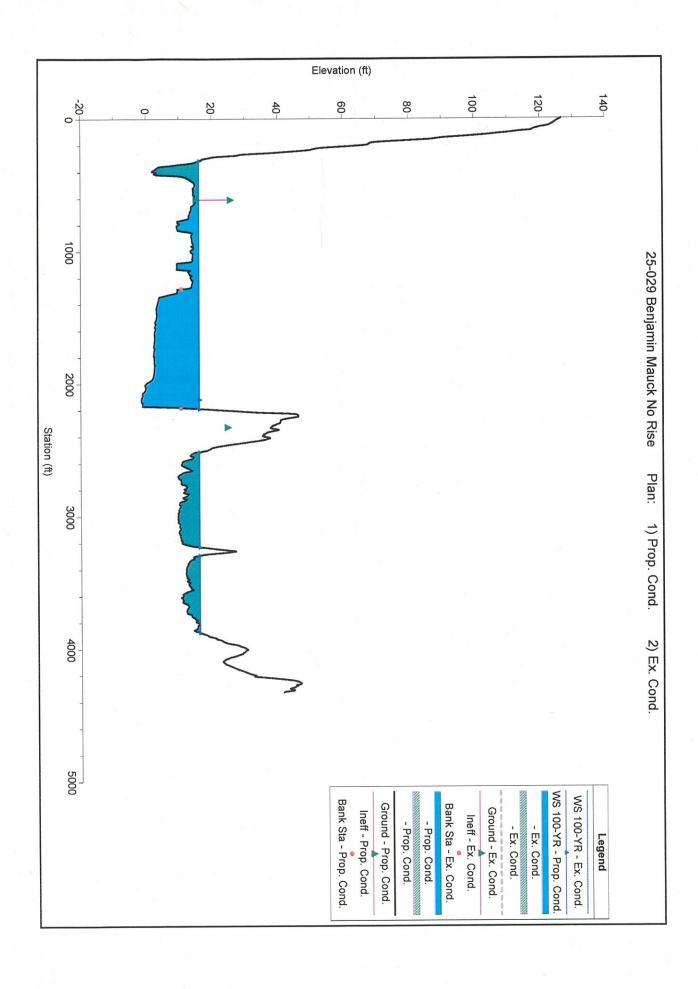


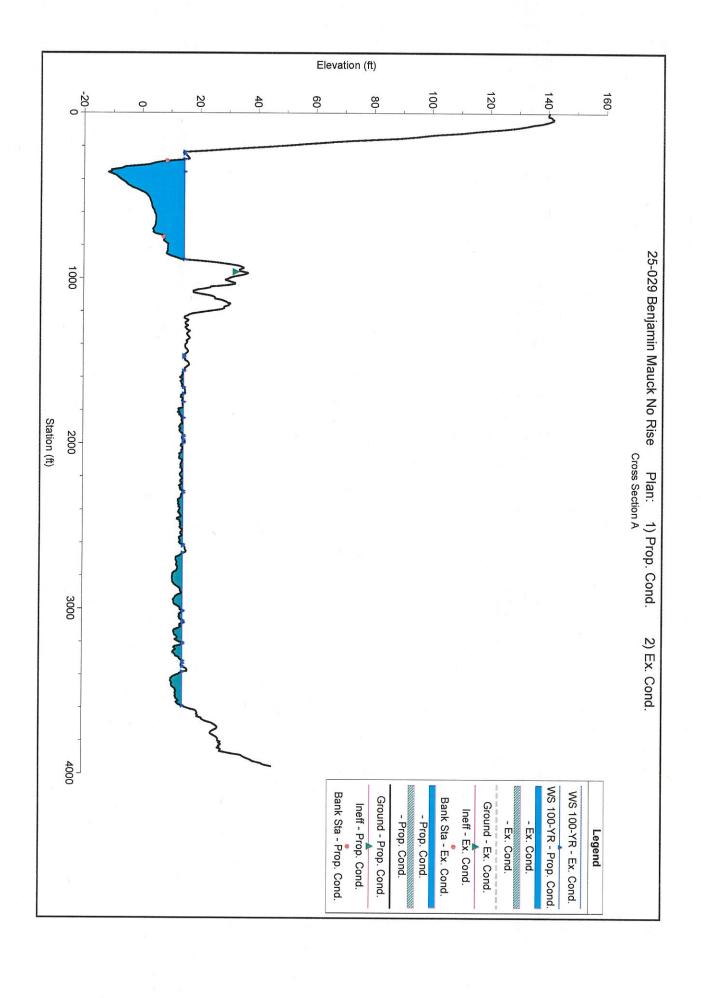


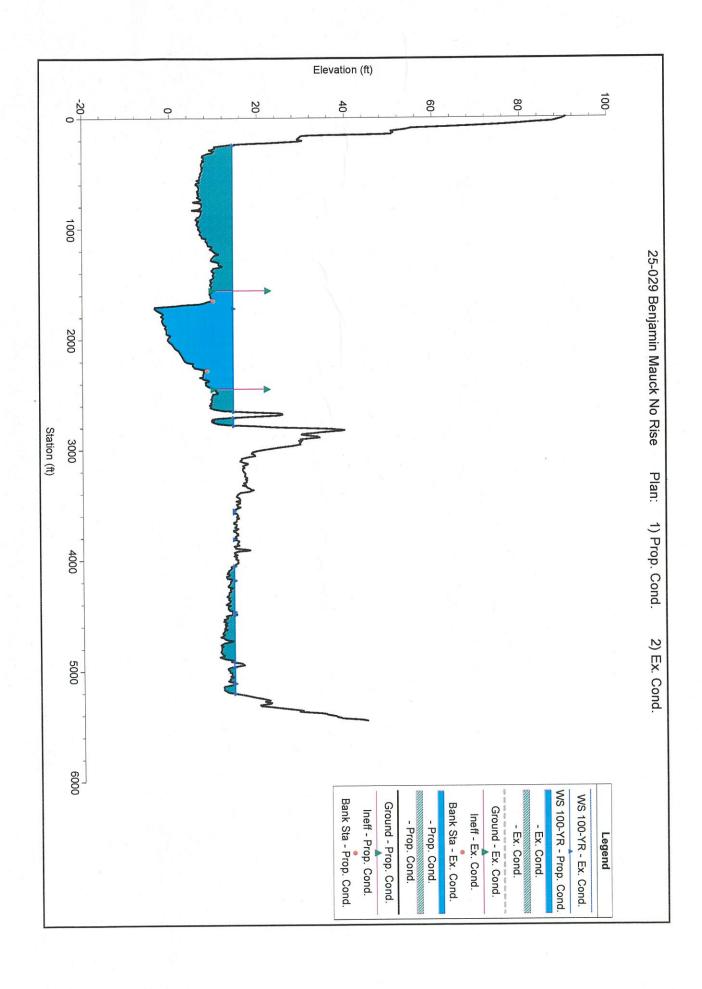


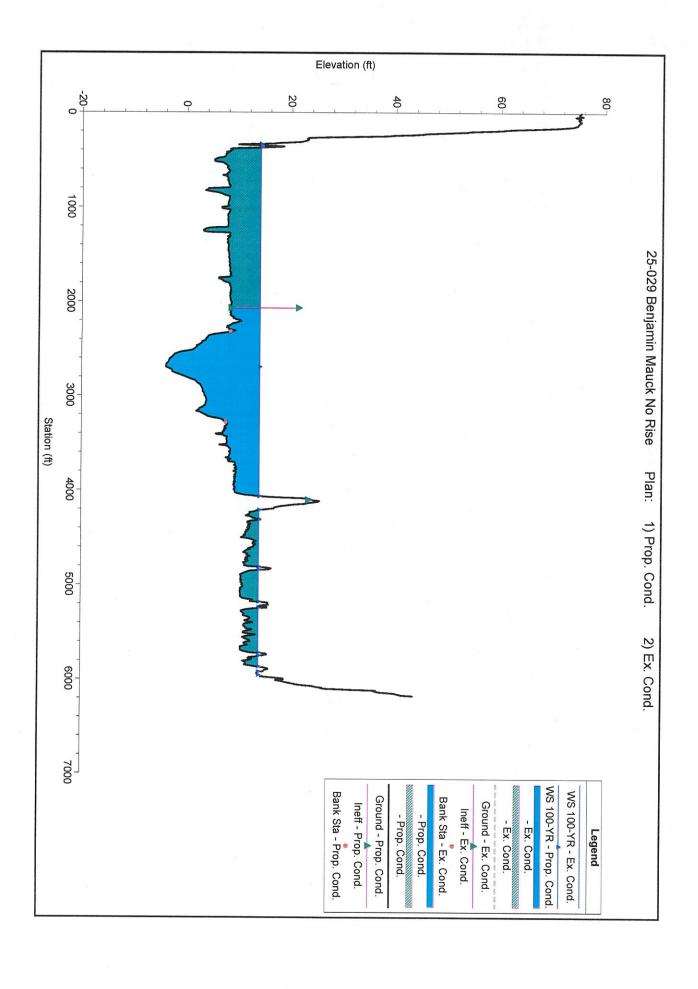












U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

MAY 2 3 2025

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11	-
Company of the Compan	
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building ow	vner.

SECTION A - PROPERTY INFORMATION FOR INSURANCE COMPANY USE A1. Building Owner's Name: Benjamin Mauck Policy Number: A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: Company NAIC Number: (Building address not assigned yet) Cape Kiwanda Drive City: Pacific City OR State: ZIP Code: 97135 A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Tillamook County Tax lot 4S1019CC-05000 A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Commercial A5. Latitude/Longitude: Lat. 45° 12' 10.37" N Long. 123° 57' 56.54" W Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84 A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8). A7. Building Diagram Number: A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): N/A b) Is there at least one permanent flood opening on two different sides of each enclosed area?

Yes No N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft. A9. For a building with an attached garage: N/A sq. ft. a) Square footage of attached garage: b) Is there at least one permanent flood opening on two different sides of the attached garage? \(\subseteq \text{Yes} \subseteq \text{No} \subseteq \text{N/A} c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION B1.a. NFIP Community Name: Tillamook County B1.b. NFIP Community Identification Number: 410196 B2. County Name: Tillamook County B3. State: OR B4. Map/Panel No.: 0855 B5. Suffix: F B6. FIRM Index Date: 09/28/2018 B7. FIRM Panel Effective/Revised Date: 09/28/2018 B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 17.2 feet B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: Designation Date:

CBRS OPA

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box N	lo.: FOR INSURANCE COMPANY USE								
(Building address not assigned yet) Cape Kiwanda Drive	Policy Number:								
City: Pacific City State: OR ZIP Code: 97135	Company NAIC Number:								
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)									
C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.									
C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: GNSS observations+ Geoid18 Vertical Datum: NAVD88									
Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other:									
Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No If Yes, describe the source of the conversion factor in the Section D Comments area.									
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	Check the measurement used: 20.5								
b) Top of the next higher floor (see Instructions):	31.5 🔀 feet 🗌 meters								
c) Bottom of the lowest horizontal structural member (see Instructions):	19.5 🔀 feet 🗌 meters								
d) Attached garage (top of slab):	N/A feet meters								
 e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 	20.5 🔀 feet 🗌 meters								
f) Lowest Adjacent Grade (LAG) next to building: Natural Finished	12.0 🛛 feet 🗌 meters								
g) Highest Adjacent Grade (HAG) next to building: Natural Finished	15.6 🛛 feet 🗌 meters								
 Finished LAG at lowest elevation of attached deck or stairs, including structural support: 	12.0 🔀 feet 🗌 meters								
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION									
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.									
Were latitude and longitude in Section A provided by a licensed land surveyor? X Yes \(\sqrt{No} \)									
Check here if attachments and describe in the Comments area.	REGISTERED PROFESSIONAL								
Certifier's Name: David R. King License Number: 82190PLS (Oregon)									
Title: Professional Land Surveyor									
Company Name: David R. King, Land Surveyor									
Address: 17605 NW Park View Blvd	OREGON MAY 10, 2011								
City: Portland State: OR ZIP Code: 972	DAVID R. KING								
Telephone: (503) 690-9004 Ext.: Email: DavidRKingPLS@gmail.com									
Signature:									
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.									
Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):									
Hot water heaters, HVAC, Fire sprinkler system, and all other mechanical equipment will be located in the mechanical room with the lowest elevation of 20.5', the top of the bottom floor.									

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON MAY 10, 2011 DAVID R. KING 82190

EXPIRES

Date: December 23, 2024

RE: Incomplete application for Floodplain Development Permit review 851-24-000623-PLNG

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be incomplete.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

Tillamook County Department of Community Development Attn: Melissa Jenck – Senior Planner 1510 B Third Street Tillamook, OR 97141

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**November 26, 2024**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGMENT

W

I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.

[] I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

Signed and Acknowledged (Applicant)

Date

To: Tillamook County Planning Department

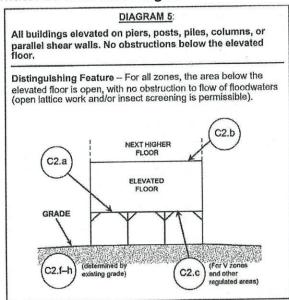
RE: Response to Incomplete application for Floodplain Development Permit review

851-24-000623-PLNG

Please see the following responses to Tillamook County Plannings requested for additional information:

- Completed Floodplain/Estuary Development Permit application, including:
 - Confirm if building is a residential building or non-residential building.
 - Floor plan would indicate just a residential building, but Elevation Certificate and Description of Work state "commercial". Please verify. The intended building use is commercial.
 - Confirm net increase of fill on the site.
 - Plans show 43-cubic yards being graded across the property.
 - Does the fill volumes account for the added paved parking area, and the proposed boat ramp? As well as any fill for placement of a fence?
 - The final grading plan now shows a net cut and removal of 230 cubic yards, taking into account the paved parking and boat ramp areas. See A-3 Cross Sections and A-4 Plot plan for details. No fences are used in the updated design.
- In 'Other' category, identify area for boat ramp.
 - Confirm if project includes any fill or dredging within estuary boundaries.
 - See updated A-4 Plot plan for boat ramp location and design. No fill or dredging to occur.
- Site plan:
 - Locations of existing trees/vegetation (indicate removal, if applicable), location and description of materials to be stored onsite during and/or after development, location and quantity of fill, grade and excavation activities, location of any restoration activities.
 - See updated A-4 Plot plan for existing tree/vegetation locations, and A3 for grading activities.
 - A fence is detailed in the application description, but is not depicted on the site plan.
 - No fences are used in the updated design.
- Grading Plan:
 - Illustrate existing and proposed site elevations in plan and profile views, as necessary to describe activities.
 - See updated A-3 for grading activities.
 - Specify location and quantity of fill and excavation, source of fill materials & onsite disposal location(s).
 - See updated A-3 for grading activities.
 - As indicated above, is there additional fill volumes not indicated for the boat ramp and parking areas?

- No additional fill volumes, the plan is for a net cut of 230 cubic yards.
- Structural Plans, as applicable.
 - Foundation plan/floor plan/elevations, including
 - Depict location of all utilities, machinery/equipment and tanks to service the structure, including propane tanks, electrical meters, outlets, etc.
 - See updated floor plans. All Utilities are located above the top of the bottom floor at 20.5'
 - Depiction/information identifying flood resistant materials to be used.
 - Plans provided by HIS Builders do not identify building materials.
 - See updated plans specifying flood resistant materials (steel columns, stairs, and concrete ramp.
 - Information regarding elevator system to be used.
 - Recommend review of FEMA NFIP Technical Bulletin 4 dated June 2019, which details elevator installation requirements.
 - Elevator was replaced by ADA ramp.
 - Provide data how elevator will comply with minimum standards.
 - Elevator was replaced by ADA ramp.
 - Plans for fence details must be provided.
 - Fencing must show they maintain adequate openings to allow flood flows through.
 - No fences are used in the updated design.
- Elevation Certificate (EC) to confirm proposed plans are compliant. EC provided details compliance issues, including:
 - A 7 Building Diagram number appears to reference the wrong building type.
 - Building is raised on columns without any closed areas under, which matches best with Diagram 5:



- AS and A9 cannot be left blank. Must have "N/ A" if not applicable.
- See attached updated EC with this correction.

- B10: The FIRM does not have the exact BFE at this site. BFE must be obtained from the FIS.
- See attached updated EC with this correction.
- If FIS wasn't used, please use and adjust BFE as needed.
- C2.d must indicate top of slab or "n/a"
- See attached updated EC with this correction.
- If EC does not match plans provided to this Department, the EC will not be accepted.
- See attached updated EC.
- Materials as required by the EC, such as engineered flood opening details, must be attached to the EC.
- See attached updated EC; no flood openings are required as nothing is enclosed below.
- Responses and findings to the Floodplain Development Criteria, contained in TCLUO Section 3.510(14)(b). Attached to this letter.
- No fill is required in new design; instead there is a 230 cubic yard cut. See attached response to TLCUO Section 3.510(14)(b)
- Floodway Encroachment No Rise Certification completed by an Oregon Registered Professional Engineer.
 - Certification shall include hydrologic and hydraulic analyses that development shall not result in any increase in flood levels.
 - See FEMA Region X Guidance document on submission details for a "No-Rise" certification, attached.
 - This is for any fill placed within the flood way portion of the property, including the boat ramp.
 - See attached No Rise Certification
- If proposed construction should utilize Dry Floodplain measures,
 - No Dry Floodplain measures are proposed as building diagram is Type 5.
 - Plan profiles that detail the location of floodproofing methods up to freeboard.
 - Dry Floodproofing certificate completed by Oregon Registered Professional Engineer.
 - The certificate details explicit plan materials and provisions that must be included with the certificate.
- For siting of boat ramp, must indicate if dredging or fill is required for navigational access.
 - No dredging is required or fill boat ramp design.
 - If dredging or fill is required, the proposal is subject to a Conditional Use review as well.
 - Compliance with TCLUO Article VI is required, including responses to Conditional Use criteria contained in TCLUO Section 6.040.
 - o Conditional Use Criteria attached.
- Demonstrate compliance with TCLUO Section 3.120 if fill or dredging is proposed for siting of boat ramp, including
- No dredging is required or fill boat ramp design.

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- Impact Assessment requirement of TCLUO Section 3.120(5).
- o Resource Capability Determinations for uses contained in 3.140 which are included in the proposal.
- Demonstrate compliance with TCLUO Section 3.140 for actions within the estuary boundary that include applicable development standards, including:
- No dredging is required or fill in estuary.
 - If dredging is to occur, compliance with TCLUO Section 3.140(5) is required.
 - o If fill is occurring in excess of 50- cubic yards within the estuary, compliance with TCLUO Section 3 .140(7) is required.

Sincerely,

Seys MM Benjamin Mauck

Response to TLCUO SECTION 3.510(14)(b) Development Permit Review Criteria:

- (1) The fill is not within a Coastal High Hazard Area.
 - No fill is required in new design; instead there is a 230 cubic yard cut.
- (2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.
 - No fill is required in new design; instead there is a 230 cubic yard cut. See attached No rise study confirming no increase in flood levels.
- (3) The fill is necessary for an approved use on the property.
 - No fill is required in new design; instead there is a 230 cubic yard cut.
- (4) The fill is the minimum amount necessary to achieve the approved use.
 - No fill is required in new design; instead there is a 230 cubic yard cut.
- (5) No feasible alternative upland locations exist on the property.
 - No fill is required in new design; instead there is a 230 cubic yard cut.
- (6) The fill does not impede or alter drainage or the flow of floodwaters.
 - No fill is required in new design; instead there is a 230 cubic yard cut.
- (7) If the proposal is for a new critical facility, no feasible alternative site is available.
 - No fill is required in new design; instead there is a 230 cubic yard cut.
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5): i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance. ii. The property is actively used for livestock and/or farm purposes, iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform, iv. Platform surface shall be at least 1 ft above base flood elevation, v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical, vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.

Conditions of approval may require that if the fill is found to not meet criterion (5), the fill shall be removed or, where reasonable and practical, appropriate mitigation measures shall be required of the property owner. Such measures shall be verified by a certified engineer or hydrologist that the mitigation measures will not result in a net rise in floodwaters and be in coordination with applicable state, federal and local agencies, including the Oregon Department of Fish and Wildlife.

PLAN SHEETS TOO LARGE FOR ONLINE SCANNING.

PLANS ARE AVAILABLE FOR REVIEW AT COMMUNITY DEVELOPMENT OFFICES UPON REQUEST.