



FINDINGS OF FACT STAFF REPORT

Date: October 21, 2016 OPRD Ocean Shores Coordinator: Jay Sennewald

OPRD File Number: 2867-16 County: Tillamook Applicant: Ken and Judy Graham, Trustees

Project Location: 50040 S. Beach Road
Neskowin, OR
Tillamook County Assessor's Map #5S-11W-35DA tax lot 1300.

Brief Project Description: The applicant proposes to control bluff erosion and landsliding activity by converting an existing emergency riprap permit (#BA-677-12) into a permanent long-term erosion control and bluff stabilization structure. The permanent riprap revetment will be approximately 90 feet long and 30 feet in height, and will also include a rock-fill slope above the riprap to a height of approximately 160 feet above beach level, to be covered with double-twist rockfall mesh anchored into the rock fill slope, and then replanted with vegetation to help stabilize the slope and minimize visual impacts of the structure.

ADMINISTRATIVE RULE STANDARDS AND RELEVANT FACTS

I. GENERAL STANDARDS, OAR 736-020-0010

Project Need – There shall be adequate justification for a project to occur on and alter the ocean shore area.

Winter storm activity in 2012 with continuous wave attack on the ocean shore resulted in consistent land sliding and mass wasting of the bluff along this section of Neskowin beach. Heavy rains had saturated the unconsolidated bluff soils, and coupled with heavy ocean swells and high tides had subjected the steep bluff to continuous wind, rain and wave erosion. The property had lost an estimated 20-30 feet of ocean bluff over a two-week period in January of 2012. On January 25th, 2012, the south corner of the Graham residence foundation to the edge of the bluff was measured at 15 feet.

Based on the location and proximity of the existing structures to the landslide scarp, site conditions, persistent bluff failure, bank toe erosion, continuing storm conditions, and the safety of recreational beach users, OPRD granted Emergency Permit #BA-677-12 for the property as an interim measure to protect the existing development and applicant's home at the top of the bluff. The emergency permit approval was based upon finding that the home was in imminent peril from the erosion and landslide activity.

Riprap was installed in front of the property, using large riprap rock along the base of the bluff. Dimension of the riprap revetment is approximately 90 feet long and 30 feet in height, with a base width of approximately 40 feet. Additional rock-fill material was placed above the riprap armor stone up to an estimated elevation of 160 feet to stabilize the upper bluff and control landsliding.

The applicant has submitted an application for a shorefront protection structure, to convert the existing emergency permit into a permanent permit. The application includes a detailed engineering geologic investigation with recommendations, prepared by H.G. Schlicker and Associates (the Schlicker report). The report states that the erosion and landsliding at the site has been caused by continuous wind, rain, and ocean wave activity, with a substantial rate increase in recent years. The report further states that continued recession of the bluff is anticipated, and this recession will eventually impact development on the property unless it is protected. The report concludes that the continued bluff slope recession is encroaching toward, and endangering the home on the subject property, and that the riprap and rock-fill slope structure is necessary to protect it.

After the emergency measures to install the riprap and upper rock-fill slope had been completed, soil and rocks have spalled down the face of the structure, landing on the beach at low tide and in the water at high tide, which has raised concern regarding the safety of the public on the beach immediately below the project. An addendum to the Schlicker report has recommended that to mitigate for rockfall, additional measures should be provided. One of the rockfall mitigation alternatives recommended includes the installation of double twist rockfall mesh netting on the slope from the top of the rock fill to the top of the riprap, with additional re-seeding, re-planting to promote vigorous growth. The submitted application proposes this approach to rockfall mitigation, and installation of this component of the overall structural design is necessary to provide a measure of safety related to future rockfall potential.

Based on the above considerations, staff finds that the proposed ocean shore riprap, upper bluff rock slope, and rockfall mesh installation is justified.

Protection of Public Rights – Public ownership of or use easement rights on the ocean shore shall be adequately protected.

The proposed riprap has an average width of 40 feet of ocean shore along the base of the bluff, and occupies an estimated 3,600 square feet of beach area which was previously available for public use on the ocean shore. These dimensions are similar to other riprap revetments found along the entire stretch of shoreline at South Beach in Neskowin, although the subject location is at the absolute south end the beach at the transition from sandy beach to the rocky shoreline of Cascade Head. The applicant is not asserting ownership of the ocean shore through the application process, and is not proposing to curtail use of the ocean shore for recreation, so OPRD finds that the presence of the riprap will not significantly affect public ownership or easement rights on the ocean shore.

Public Laws – The applicant shall comply with federal, state, and local laws and regulations affecting the project.

The Tillamook County Community Development Department has signed the County Planning Department Affidavit form in Section 9 of the permit application, and has determined that the project has been reviewed and is consistent with the local comprehensive plan and zoning ordinances. State and federal laws and regulations are also being addressed through this permit review.

Federal regulations potentially involve a U.S. Army Corps of Engineers permit, and the Oregon Department of State Lands (DSL) may also require a fill/removal permit for the project. During the public comment period, OPRD received written comment from the Corps indicating that if the project is located below the high tide line, a Corps permit will be required. Staff has observed the presence of barnacles growing on the lower riprap structure, and observed the lower portion of the riprap immersed in water during the higher tides, which suggests that the project may be located within the jurisdiction of the Corps. However, OPRD staff will defer to both the Corps and DSL to make a final determination whether the project is within their regulatory authority for permitting, considering that the level of sand from season to season and year to year will fluctuate and thereby require interpretations of permit applicability from those agencies. The issuance of an Ocean Shore Permit for

the project will be contingent on the condition that Army Corps of Engineers and DSL permits also be obtained, if required by those agencies.

Alterations and Project Modifications – There are no reasonable alternatives to the proposed activity or project modifications that would better protect the public rights, reduce or eliminate the detrimental affects on the ocean shore, or avoid long-term cost to the public.

The application states that moving the house away from the top of the bluff and to the east is not feasible due to small lot size and insufficient room to relocate the home. In addition, moving the home away from the bluff top and toward nearby front property line abutting South Beach Road would likely not provide sufficient setback from the retreating bluff top to provide an adequate measure of safety.

The Schlicker report states that non-structural shore protection such a vegetative stabilization and sand alteration are not viable alterations because they would not be sufficient to slow or halt the land sliding and erosion due to high wave energy. In addition, the application states that sand bags, gravel mounds, or composite revetment treatments would be unlikely to perform adequately during storm events and over longer periods of time at this location.

Based on these considerations, relocation of the home on the subject property and/or nonstructural protection methods are not reasonable alternatives to the riprap and rock fill slope already in place.

Public Costs – There are no reasonable special measures which might reduce or eliminate significant public costs. Prior to submission of the application, the applicant shall consider alternatives such as nonstructural solutions, provision for ultimate removal responsibility for structures when no longer needed, reclamation of excavation pits, mitigation of project damages to public interests, or a time limit on project life to allow for changes in public interest.

As indicated above. Nonstructural solutions to the erosion and landsliding would be insufficient to protect the home at the top of the bluff, due to the high wave energy at this site. The existing structure was designed and built with a riprap slope of 1.75 foot in horizontal width to each 1 foot of vertical height, and a 1 foot horizontal to each 1 foot of vertical height for the upper rock fill slope. These slopes are steeper than ideal for shorefront protective structures, but were designed and constructed to minimize the encroachment onto the ocean shore and thereby minimize the loss of public beach.

Public costs of the project include the loss of some beach area and the visual presence of additional riprap on the ocean shore. These costs have been reduced through careful and efficient construction practices which minimize the encroachment of the structure onto the ocean shore, and the provision of a vegetated cover over the finished structure. There will be no public costs to maintain the structure, as maintenance and needed repairs are the responsibility of the upland property owner.

Compliance with LCDC Goals – The proposed project shall be evaluated against the applicable criteria included within Statewide Planning Goals administered by the Department of Land Conservation and Development.

Tillamook County has certified that the project is in compliance with the Tillamook County Comprehensive Plan and Land Use Code, which are acknowledged by LCDC as meeting the Statewide Planning Goal requirements. The subject property has been determined to be developed prior to January 1st, 1977, and meets the eligibility requirements for shoreline protection under Statewide Planning Goal 18.

II. SCENIC STANDARDS, OAR 736-020-0015

Projects on the ocean shore shall be designed to minimize damage to the scenic attraction of the ocean shore area.

Natural Features – The project shall retain the scenic attraction of key natural features, for example, beaches, headlands cliffs, sea stacks, streams, tide pools, bedrock formations, fossil beds and ancient forest remains.

A continuous riprap structure exists on properties to the north for a distance of approximately 1.1 miles from the site, which provides protection to 68 individual lots, and the proposed project involves the protection of the remaining 90 feet of unprotected beach at South Beach in Neskowin. The riprap placement is designed to tie-in with the adjoining riprap to the north, and is similar in height, width, and slope to the adjoining structure.

The rock fill slope on the upper bluff face above the riprap was planted and seeded with grass at the time it was placed in 2012. Since then, other naturally occurring vegetation including alder trees has established itself on the upper rock slope, softening the appearance of the former bare scarp from the landsliding activity that triggered the emergency permit request. Although some of the vegetated area has failed to grow or has slid down the slope, most of the upper slope now supports vegetation that helps to mitigate visual impacts. The proposal to add double-twist rockfall mesh will require additional planting after its installation, and over time, the new vegetation will help to screen and camouflage the structural components of the upper bluff face including the proposed rockfall mesh, and will cover areas left bare by previous spalling and minor sliding since it was originally seeded in 2012.

If the former landsliding activity had been left untreated, the bluff's appearance would consist entirely of exposed soil and rock, so in this case, the project will result in a vegetated landscape, and not a barren landslide scarp resulting from a landslide. The replanting and seeding aspect of the project will help to minimize impacts to the scenic attraction of the shoreline.

The existing rocky headland to the south and west of the subject project will be unaffected by the proposed project, as will the adjacent ancient "ghost tree" forest located in the intertidal zone. There are no tidepools, fossil beds, streams, sea stacks, or other key natural features whose scenic attraction would be directly affected by the riprap and rock slope structure.

Shoreline Vegetation – The project shall retain or restore existing vegetation on the ocean shore when vital to scenic values.

The landslide that occurred in January of 2012 resulted in the loss of natural vegetation from the ocean shore boundary to the top of the embankment, and there is no proposal to remove existing vegetation that was not affected by the landslide or erosion at the site. The upper bluff face has been planted with vegetation, with some success, and additional planting will be required to cover the entire rock slope structure after the rockfall mesh has been installed. These combined efforts will result in the restoration of vegetation on the entire upper bluff consistent with the need to protect the scenic values of the project area, and Neskowin's South Beach in general.

View Obstruction – The project shall avoid or minimize obstruction of existing views of the ocean and beaches from adjacent properties.

The proposed riprap structure is located well below the top of the bluff and will not affect existing views from adjacent properties.

Compatibility with Surroundings – The project shall blend in with the existing shoreline scenery (type of construction, color, etc.).

As indicated above, the riprap structure will protect the remaining 90 feet of a 1.2 mile long section of shoreline in Neskowin that is already riprapped. Because this existing continuous riprap is so extensive, the addition of riprap on the last 90 feet of beach in this area will not be incompatible with existing scenery and shoreline appearance. In addition, the project involves replanting the upper bluff face with vegetation. This effort will ensure that the stabilized slope will blend in with the existing vegetated slope adjacent to, and near the slide area. This treatment helps it to blend in with the existing terrain and vegetation, reducing visual impacts to scenery along the ocean shore.

III. RECREATION USE STANDARDS, OAR 736-020-0020

Recreation Use – The project shall not be a detriment to public recreation use opportunities within the ocean shore area except in those cases where it is determined necessary to protect sensitive biological resources such as state or federally listed species.

At this location, the beach ends and transitions to a rocky shoreline that characterizes Cascade Head. There is no beach to the south of the project area, but the beach to the north continues up to the mouth of the Nestucca River, approximately 4.5 miles away. Although the riprap occupies approximately 40 feet of ocean shore area along its 90-foot length, its location is at the absolute end of this 4.5 mile long beach where recreational use opportunities continue to exist.

There is no state or federally listed species within this ocean shore area. In addition, there are no Oregon State sensitive species found utilizing this area of shoreline.

Recreation Access – The project shall avoid blocking off or obstructing public access routes within the ocean shore area except in those cases where it is determined necessary to protect sensitive biological resources such as state or federally listed species.

There are no identified sensitive biological resources of federally listed species at this location. As indicated previously, the project location is at the very end of a 4.5-mile stretch of beach, and located at the transition from beach to rocky shoreline. In this case, the beach does not serve as an access route to a point further south, which would be obstructed as a result of the riprap and rock slope placement.

IV. SAFETY STANDARDS, OAR 736-020-0030

The project shall be designed to avoid or minimize safety hazards to the public and shoreline properties. The following safety standards shall be applied, where applicable, to each application for an ocean shore permit.

Structural Safety – The project shall not be a safety hazard to the public due to inadequate structural foundations, lack of bank stability, or the use of weak materials subject to rapid ocean damage.

The erosion and landsliding activity in 2012 that triggered the need for an emergency permit presented a situation where continued and unpredictable falling/sliding rock and soil material posed a danger and safety hazard to the public on the ocean shore. The riprap and upper rock slope structure was designed by a Professional Engineering Geologist to be structurally stable and safe, while providing support and long-term protection of bluff and the existing home above. Without the riprap and rock slope placement and construction of the project, the landsliding activity would continue to be unstable and therefore present a chronic public safety hazard. The emergency permit resulted in the overall stabilization of the slide and mitigated the progression of erosion associated with the slide.

Although the riprap structure has remained intact since its installation in 2012, there has been some spalling of material from the rock slope structure above, resulting in the deposition of rock on the ocean shore. Falling rock from the upper slope has been identified as a threat to public safety on the ocean shore, and as a result

the project's Professional Engineering Geologist has proposed additional measures to address the rockfall potential, by the placement of double-twist rockfall mesh that is anchored into the upper slope. Once installed, the mesh will help to mitigate rockfall from spalling activity and help to ensure that the spalling rock will not present a safety hazard on the ocean shore.

Basalt rock was used for the riprap armor stone, with 3-5 foot diameter rock used for the keystone and smaller rock in the upper portions, placed at a slope of 1.75H: 1V and placed in an interlocking state consistent with accepted riprap construction practices and methodology. The upper rock slope structure is constructed at a slope of 1H: 1V as necessary to reduce the potential for future slope movement. The structure was designed and constructed for long-term stability, and ability to withstand wave attack during severe conditions of high waves during winter storms. With the addition of the proposed rockfall mesh, the riprap and upper rock slope structure will mitigate potential safety hazards to the public while on the ocean shore, and will not be susceptible to rapid ocean-caused damage.

Obstructional Hazards – the project shall minimize obstructions to pedestrians or vehicles going onto or along the ocean shore area.

Because the structure is located at the absolute end of the beach at Neskowin, at the transition from beach to rocky headland environment, it will not present an obstruction to vehicles or pedestrians moving laterally along the ocean shore.

Neighboring Properties – The project shall be designed to avoid or minimize ocean erosion or safety problems for neighboring properties.

The subject property (tax lot 1300 on Tillamook County Assessor's Map 5S-11W-35DA) is flanked by tax lot 1200 to the north and tax lot 1400 to the south. Tax lot 1400 contains an existing home, while tax lot 1200 remains undeveloped. According to the Schlicker report, the recession of the upper bluff not only threatens the subject property, but will also impact these adjoining lots if not mitigated. Permanent placement of the riprap to stop erosion at the toe of the slope, and stabilization of the upper slope as proposed will benefit the subject property, as well as the adjoining properties.

Property Protection – Beachfront property protection projects shall be designed to accomplish a reasonable degree of increased safety for the on-shore property to be protected.

The purpose of the revetment is to provide protection to the upland property. If left unprotected, it is likely that the existing home on the subject property would be severely damaged or destroyed. As indicated above, the design of the riprap and rock slope fill was provided by a Professional Geologic Engineer, intended to provide long-term protection from further erosion and to provide bluff stability. Since the placement of riprap and upper rock slope structure in 2012, the landsliding and bluff-top recession has stopped, serving as evidence that this standard has been met.

V. NATURAL AND CULTURAL RESOURCE STANDARDS, OAR 736-020-0030

Projects on the ocean shore shall avoid or minimize damage to the following natural resources, habitat, or ocean shore conditions, and where applicable, shall not violate state standards:

Fish and wildlife resources including rare, threatened or endangered species and fish and wildlife habitats.

Oregon Department of Fish and Wildlife was notified and did not respond to the public notice and request for agency comments. Staff has not identified the presence of any rare, threatened, or endangered species of fish or wildlife at the project.

The existing riprap and rock slope structure was designed and built to minimize encroachment onto the ocean shore, and affects a small section of a miles-long beach where continuous riprap structures exist. Limiting the structure's encroachment on the ocean shore, combined with the provision of existing and additional vegetation on the upper rock slope, serve to minimize damage to wildlife habitat consistent with this standard.

Estuarine values and navigation interests.

The project is not adjacent to an estuary, and does not affect navigable water on the ocean.

Historic, cultural and archeological sites.

Notice of the application was provided to the State Historic Preservation Office, to the Confederated Tribes of Siletz, and to the Confederated Tribes of Grand Ronde. There were no reports of historic, cultural, or archeological sites at this location.

Natural areas (vegetation or aquatic features).

Landsliding and erosion at the site in the winter of 2012 resulted in the total loss of vegetation at the site, which was left with a massive landslide scarp of exposed rock and soil. The project included the revegetation of the upper rock slope, and the revegetation efforts have proven to be mostly successful. The project also involves further treatment of the upper rock slope, with the placement of rockfall mesh. Once the mesh is placed, the rock slope will be again revegetated with plantings to minimize visual impacts, and provide a more natural-looking landscape instead of an untreated landslide scar.

Although the lowest portion of the structure has been observed near the high tide line, it does not impact any tidepools, ancient forest remnants or other natural areas which require special protection.

In conclusion, there are no areas of existing significant vegetation or aquatic features that will be impacted by the conversion of the emergency structure to a permanent shorefront protection structure.

Air and water quality of the ocean shore area.

The project will take place above the ordinary high tide line, except for the lowest portion of the riprap that is near the high tide line. The riprap placed at the site is free of debris and foreign materials, so the proposed project does not adversely affect water quality on the ocean shore. Air quality was not affected as a result of its placement, except for a negligible amount of exhaust from the use of heavy equipment during the construction period.

Areas of geologic interest, fossil beds, ancient forest remnants.

Several stumps of the ancient forest remnants at Neskowin are located in close proximity to the proposed project, although they are not directly impacted by the structure. No areas of special geologic interest or fossil beds have been identified at the site.

When necessary to protect native plant communities or fish and wildlife habitat on the subject or adjacent properties, only native, non-invasive, plant species shall be used for revegetation.

The site is within a developed residential area, and there are no known protected native plant communities or fish and wildlife habitat on or adjacent to the subject property.

VI. PUBLIC COMMENT

Notice of the proposed project was posted at the site for 30 days in accordance with ORS 390.650. Individual notification and a copy of the application were mailed to government agencies and individuals on OPRD's ocean shore mailing list. During the public comment period, three letters were received which raised concerns about the proposal. However, OPRD received no requests for a public hearing.

One letter was received from the executive director of a non-profit organization, who emphasized that the placement of rockfall mesh would not provide an effective long-term solution to landsliding, and would not provide an aesthetically acceptable treatment, causing damage to visual resources. This testimony suggested that vegetative treatment(s) are more likely to be effective in the preservation of scenic values. The letter was accompanied by a technical document entitled Design Guidelines for Wire Mesh/Cable Net Slope Protection.

Two additional letters were received from nearby property owners, who both expressed concern about the potential for loss of sand supply for the ocean shore as a result of the project, potential changes in wave behavior as a result of the project that could have negative impacts on existing riprap, the potential for continued spalling from the upper rock slope as related to public safety, and visual impacts. Both letters from nearby property owners suggest that vegetative plantings and vegetation management should be required in place of rockfall mesh, as a more appropriate method of stabilizing the upper rock-fill slope component of the project.

VII. FINDINGS SUMMARY

Project Need – The proposed riprap and rock-fill slope structure is necessary to provide protection from ocean-caused erosion and landsliding activity that occurred during the winter of 2012. This activity resulted in the rapid mass wasting that left a vertical head scarp within 15 feet of the Graham residence foundation on the subject property. Emergency Permit #BA 677-12 was issued on January 30, 2012, upon finding that the home was in imminent peril from the continuing erosion and landslide activity. A riprap structure of approximately 90 feet in length, 40 feet in width, and 30 feet in height was constructed in response to the emergency, including a rock-fill slope to an elevation of approximately 160 feet in order to stabilize the slope and protect the existing home and improvements on the subject property.

Since completion of the project authorized under the emergency permit, the upper bluff rock-fill slope has been subject to occasional spalling of rock material, which falls from the higher elevations of the slope and presents a potential hazard to persons engaged in recreational use of the ocean shore below the structure. In response to this hazard, the application for conversion to a permanent ocean shore improvement permit includes the request for additional treatment in addition to the riprap and rock-fill slope, in the form of double-twist rockfall mesh which would be anchored into the slope. This improvement is proposed primarily as a measure of public safety in response to the observed spalling and rockfall, and not intended only to provide stabilization of the upper slope.

Denial of the permit request and requiring the removal of all material placed in 2012 will likely result in a continuation of the erosion and landsliding activity, renewing the threat of severe damage or destruction of the applicant's home at the top of the bluff. In addition, removal of the protective structure and allowing continued landsliding at the site would pose a threat to persons engaging in recreational use of the ocean shore immediately below the slide area.

Alterations and Project Modifications: According to the project’s geologic engineer, other, non-structural methods of shoreline protection such as vegetative stabilization and sand alteration are not viable alterations because they would not be sufficient to slow or halt the land sliding and erosion due to high wave energy. In addition, the use of only vegetative stabilization on the upper rock-fill slope has proven to be ineffective in the prevention of spalling and associated rockfall which presents a hazard to beach users. The Professional Engineering Geologist for the project has recommended the use of double twist rockfall mesh as an appropriate method of mitigation in response to the spalling and rockfall activity.

Based on the above findings, the need for the riprap, rock-fill slope, and rockfall mesh installation to protect the upland development and for public safety on the ocean shore is justified, subject to appropriate conditions of approval.

The following checklist summarizes whether the application satisfies the general, scenic, recreation, safety and natural and cultural resource standards as defined in OAR 736-020-0010 through 736-020-0030:

Standard	Yes	No	Standard	Yes	No
Project Need	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Protection of Public Rights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Obstructional Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Laws	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Neighboring Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alteration and Project Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fish and Wildlife Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Compliance with LCDC Goals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Estuarine Values and Navigation Interests	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Historic, Cultural and Archeological Sites	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shoreline Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
View Obstruction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Air and Water Quality of the Ocean Shore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Compatibility with Surroundings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Areas of Geologic Interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreation Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use of Native Plant Species when Necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreation Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

VIII. STAFF RECOMMENDATION:

Based on an analysis of the facts and in consideration of the standards evaluated under OAR-736-020-0005 through OAR 736-020-0030, I recommend the following action:

- Approval
- Approval with conditions
- Denial

Jay Sennewald
 Ocean Shores Coordinator