



**CITY OF LAKE FOREST PARK**  
**Notice of Decision for Shoreline Substantial Development Exemption and**  
**Determination of Nonsignificance using Optional DNS Process**

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**Description of proposal:** Shoreline Substantial Development Permit Exemption and Determination of Nonsignificance for bulkhead repair – install new 55’ long concrete bulkhead immediately upland of existing failing wood bulkhead on a single-family residential lot.

**File number:** 2024-SSDE-0001

**Proponent:** Barbara White-Hartje (Agent: Seaborn Pile Driving)

**Location of proposal, including street address, if any:** 17368 Beach Dr. NE, Lake Forest Park (Parcel No. 403010-0070)

**Lead Agency:** City of Lake Forest Park, 17425 Ballinger Way NE, Lake Forest Park, WA 98155

**Approved Action/Determination:** Shoreline Exemption determination for proposed installation of new concrete bulkhead immediately upland of existing failing wood bulkhead. The work will occur upland of the ordinary high water mark of Lake Washington. The proposal is determined to be exempt from a Shoreline Substantial Development Permit per the city’s adopted Shoreline Master Program (SMP), Section 3.3.C.6(c), and is conditioned for consistency with the SMP.

This DNS is issued under WAC 197-11-355 utilizing the optional DNS process. The SEPA comment period previously occurred concurrently with the Notice of Application dated June 24, 2025. The lead agency has determined that this proposal, as designed and conditioned, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. Information related to this decision is available to the public upon request (contact Mark Hofman, AICP, Community Development Director at [mhofman@cityoflfp.com](mailto:mhofman@cityoflfp.com)) and is available online at <https://www.cityoflfp.com/313/Notices-and-Announcements>.

**Conditions:** This determination is based on findings and conclusions that the project design minimizes impacts to shoreline habitat with the following conditions of approval:

1. The replacement structure shall be placed along the same alignment as, or upland of, the structure being replaced. To the extent feasible, the replacement structure shall be shifted and/or sloped landward to provide some dissipation of wave energy and increase the quality or quantity of nearshore shallow-water habitat.

2. Excavation and fill activities shall be landward of the existing ordinary high water mark, except when not feasible due to existing site constraints or to mitigate impacts of hard structural stabilization by increasing shallow water habitat with gravel, rocks and logs.
3. Not more than one cubic yard of fill per one linear foot of wall may be used as backfill.
4. Construction shall minimize and mitigate any adverse impacts to ecological functions by compliance with appropriate timing restrictions, use of best management practices to prevent water quality impacts related to upland or in-water work, and stabilization of exposed soils following construction.
5. Mitigation planting shall be installed in accordance with the submitted mitigation and monitoring plan (Seaborn plan set sheet 8.0, dated 5-11-23).
6. Bulkhead repair and replacement must comply with all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
7. Inadvertent Discovery: If an employee or contractor believes they have discovered cultural resources or human skeletal remains the applicant shall follow the “stop-protect-notify” protocols for inadvertent discovery in accordance with Department of Ecology Publication 070-560 (rev. 06/21). This shall include notification to the City, The Department of Archaeological and Historic Preservation (DAHP), and affected local tribes (including The Duwamish).

**Responsible Official:** Mark Hofman **Position/Title:** Community Development Director

**Address:** 17425 Ballinger Way NE, Lake Forest Park, and WA 98155

**Date Issued:** July 15, 2025

**Signature:**



You may file an appeal of this determination with Matthew McLean, City Clerk, at 17425 Ballinger Way NE, Lake Forest Park, WA 98155, within 14 days of the determination (no later than July 31, 2025). A \$500 filing fee must be submitted at the same time. You should be prepared to make specific factual objections. Contact Mark Hofman at [mhofman@cityoflfp.com](mailto:mhofman@cityoflfp.com) to ask about the procedures for SEPA appeals.