EXHIBIT L
SEPA CHECKLIST
ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST
The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTION FOR APPLICANTS
This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS
Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (PART D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.
CITY OF MUKILTEO
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:
   SN4931 75th St SW & 46th Ave W

2. Name of applicant:
   Applicant/Lease: The American Tower Corporation (ATC)
   116 Huntington Ave., 11th Fl.
   Boston, MA 02116

   Lessee/Operator: New Cingular Wireless PCS, LLC
   18801 SW T2nd Avenue
   Tualatin, OR 97062

3. Address and phone number of applicant and contact person:
   Sunny Austin/ Giotel, Inc.
   15400 SE 30th Place, Suite101
   Bellevue, WA 98007 email: asausink@giotelus.com/ phone: 206-446-0448

4. Date checklist prepared:
   April 30, 2014

5. Agency requesting checklist:
   City of Mukilteo

6. Proposed timing or schedule (including phasing, if applicable):

   Construction will begin upon receipt of applicable permits.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

   Yes, possible upgrade of technology or antenna replacements if need be.

8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal:

   SEPA checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

   None Known.

10. List any government approvals or permits that will be needed for your proposal, if known:

    City of Mukilteo Conditional Use Permit and City of Mukilteo Building Permit.
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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description):

Proposal is for the installation of a new 120' tall monopole WCP. Proposal will include (12) new antennas and ancillary ground equipment.

Proposed lease area will be within a 50'x50' compound, proposed equipment shelter will be within a 12'-0"x26'-0"

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

Proposed WCP will be located at 2605 Mukilteo Speedway, Mukilteo, WA. The APN is 005911-00000891. The legal description is as follows:

That portion of Tract 37, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, according to the plat thereof recorded in Volume 7 of Plats, Page(s) 12-13, records of Snohomish County, Washington and that portion of Tract 8, SUNNYSIDE LAND COMPANY'S FIRST PLAT OF SOUTH EVERETT, according to the plat thereof recorded in Volume 6 of Plats, Page(s) 4, records of Snohomish County, Washington and that portion of the vacated 50 foot right of way vacated by Ordinance No. 73, all in records of Snohomish County, Washington, lying Southwesterly of State Highway No. 1-1 (SR 525) described as

TO BE COMPLETED BY APPLICANT:

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of this site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____________________:

   Steep slope

b. What is the steepest slope on the site (approximately percent slope)?

   25-70%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland:

   Alderwood-Everett gravelly sandy loams, 25 to 70 percent slopes

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:

   None known.

e. Describe the purpose, type and approximate quantities of any filling or

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TO BE COMPLETED BY APPLICANT:

 grading proposed. Indicate source of fill:
 Minimal grading or fill proposed. Project will utilize existing asphalt driveway. Approximately 350 square feet of impervious surface proposed.

g. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:
   Erosion could only occur from heavy machinery moving about the site during construction. Best Management practice implemented to avoid any erosion to site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
   About 350 square feet will be covered with impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
   Best management practices will be used during construction.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known:
   Minimal emissions would result from the proposal for short time during construction. Construction activities and operation of construction equipment would result in increases in carbon dioxide and other greenhouse emissions which adversely impact air quality and contribute to climate change and global warming. They are expected to be insignificant due to the minor contribution to gas emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:
   They are expected to be insignificant.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
   None proposed.

3. WATER

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TO BE COMPLETED BY APPLICANT:

a. Surface:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into:

There are no surface water bodies on or in the immediate vicinity of site.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans:

Project will not require any work over, in, or adjacent to known water bodies.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material:

None proposed.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known:

Proposal will not require surface water withdrawals or diversions.

(5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan:

Proposal is not within the 100 year floodplain.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge:

Proposal will not involve any discharge of waste materials to surface waters.

b. Ground:

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known:

None.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial,
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TO BE COMPLETED BY APPLICANT:

containing the following chemicals...; agricultural; etc.). Describe the
general size of the system, the number of such systems, the number of houses
to be served (if applicable), or the number of animals or humans the
system(s) are expected to serve.

Not Applicable. Waste material will not be discharged into the ground from septic tanks or other

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c. Water Runoff (including storm water):

(1) Describe the source of runoff (including storm water) and method of
collection and disposal, if any (include quantities, if known). Where will this
water flow? Will this water flow into other waters? If so, describe:

Not Applicable.

(2) Could waste materials enter ground or surface waters? If so, generally
describe:

Not Applicable. Waste material will not be discharged into the ground from septic tanks or other sources.

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d. Proposed measures to reduce or control surface, ground and runoff water
impact, if any:

None proposed.

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4. PLANTS

a. Check or circle types of vegetation found on the site:
   - Deciduous tree: alder, maple, aspen, other
   - Evergreen tree: fir, cedar, pine, other
   - Shrubs
   - Grass
   - Pasture
   - Crop or grain
   - Wet soil plants: cattail, buttercup, bullrush, skunk, cabbage, other
   - Water plants: water lily, eelgrass, milfoil, other
   - Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

   Four (4) existing trees.

c. List threatened or endangered species known to be on or near the site.

   None known.
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TO BE COMPLETED BY APPLICANT:

d. Proposed landscaping, use of native plants, or other measures to preserve or
   enhance vegetation on the site, if any:

   Five (5) foot landscaping buffer proposed. Please refer to landscape plan -
   Arborvitaes, drought resistant ground cover. Please refer to Exhibit D, Site Plans.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or
   are known to be on or near the site:

   Birds: hawk, heron, eagle, songbirds, other:
   Mammals: deer, bear, elk, beaver, other:
   Fish: bass, salmon, trout, herring, shellfish, other:

   Robins, songbirds, deer.

b. List any threatened or endangered species known to be on or near the site:

   None known.

c. Is the site part of a migration route? If so, explain:

   None known.

d. Proposed measures to preserve or enhance wildlife, if any:

   None proposed.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be
   used to meet the completed project's energy needs? Describe whether it will
   be used for heating, manufacturing, etc.

   Minimal emissions would result from the proposal. Any possible emissions will be from vehicles entering
   and

b. Would your project affect the potential use of solar energy by adjacent
   properties? If so, generally describe:

   None.

c. What kinds of energy conservation features are included in the plans of this
   proposal? List other proposed measures to reduce or control energy impacts,
   if any:

   None proposed.
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TO BE COMPLETED BY APPLICANT:

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe:

None. Please refer to attach NIER assessment for RF (radio frequency) emissions for this proposed facility giving the calculations of radiofrequency power density expected from this proposal and attesting to the qualifications of the Professional Engineer.

(1) Describe special emergency services that might be required:

None.

(2) Proposed measures to reduce or control environmental health hazards, if any:

None Proposed.

b. Noise:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known. Please refer to Exhibit J, Noise Report.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The proposal includes an equipment shelter which is expected to emit some low-level noise when it is in operation. Since the project proposes to attenuate the sound by locating the equipment inside the structure and no sensitive receptors are nearby.

(3) Proposed measures to reduce or control noise impacts, if any:

No mitigation is warranted. If the noise level is too high for a site, we first try to mitigate with acoustic louvers, noise baffles, or enclosures which are a variation of the equipment ordered. If these measures are not enough, we can mitigate with a fence or additional landscaping.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Current use of site is a residential property in an RD7.5 Single Family Residential zone. Adjacent properties are zoned RD7.5 Single Family Residential.
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TO BE COMPLETED BY APPLICANT:

b. Has the site been used for agriculture? If so, describe:
   Site has not been used for agriculture.

c. Describe any structures on the site:
   Residential structure.

d. Will any structures be demolished? If so, what?
   No structures will be demolished.

e. What is the current zoning classification of the site?
   Current zoning is RD7.5 Single Family Residential.

f. What is the current comprehensive plan designation of the site?
   Residential.

g. If applicable, what is the current shoreline master program designation of the site?
   Not Applicable, proposal is not within the shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:
   No part of the site has been classified as an environmentally sensitive area.

i. Approximately how many people would reside or work in the completed project?
   None, this is an unstaffed wireless telecommunications facility.

j. Approximately how many people would the completed project displace?
   None, this is an unstaffed wireless telecommunications facility.

k. Proposed measures to avoid or reduce displacement impacts, if any:
   Proposed monopine design will blend in with residential setting in the surrounding area.
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TO BE COMPLETED BY APPLICANT:

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   Proposed WCF is a monopole design, the faux tree will blend in with existing trees in the area.

9. HOUSING
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing:
      Not applicable, no housing proposed.

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing:
      Not applicable, no housing proposed.

   c. Proposed measures to reduce or control housing impacts, if any:
      None proposed.

10. AESTHETICS
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
      The tallest height of the proposed structure is 120' tall. Proposed antennas will be hidden within the faux branches of the monopole.

   b. What views in the immediate vicinity would be altered or obstructed?
      No views in the immediate vicinity would be altered or obstructed. Please see attached Exhibit G, Photo

   c. Proposed measures to reduce or control aesthetic impacts, if any:
      The tallest height of the proposed structure is 120' tall. Proposed antennas will be hidden within the faux branches of the monopole.

11. LIGHT AND GLARE
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
      No glare will be produced from proposal. Proposed lighting will comply with all FAA lighting requirements.

   b. Could light or glare from the finished project be a safety hazard or interfere
      Proposed lighting will comply with all FAA lighting requirements.
TO BE COMPLETED BY APPLICANT:

with views?
Proposed lighting will comply with all FAA lighting requirements.

c. What existing off-site sources of light or glare may affect your proposal?
None. Proposed lighting will comply with all FAA lighting requirements.

d. Proposed measures to reduce or control light and glare impacts, if any:
Proposed lighting will comply with all FAA lighting requirements.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
Inapplicable. This is an existing residential property with no designated or informal recreational areas in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so describe:
Proposed project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None proposed.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:
Not Applicable.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site:
Not Applicable.

c. Proposed measures to reduce or control impacts, if any:
None proposed.
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TO BE COMPLETED BY APPLICANT:

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:
   Proposal will be accessed off Mukilteo Speedway.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
   No public transportation will be needed for this unmanned wireless telecommunications facility. Not applicable: site will

c. How many parking spaces would the completed project have? How many would the project eliminate?
   The site will not eliminate any parking stalls.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
   No new roads or streets, or improvements to existing roads or streets proposed for project.

e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.
   Project will not use water, rail, or air transportation.

f. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
   Project will not use water, rail, or air transportation.

g. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
   The site will require approximately one (1) visit per month by a technician for site maintenance purposes.

h. Proposed measures to reduce or control transportation impacts, if any:
   None known.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for
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TO BE COMPLETED BY APPLICANT:

example: fire protection, police protection, health care, schools, other)? If so, generally describe:

Project will not result in an increased need for public services. This is an unstaffed wireless facility.

b. Proposed measures to reduce or control direct impacts on public services, if any:

Not Applicable. None proposed.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity and telephone.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

Existing electricity and telephone.

C. SIGNATURE

The information and answers provided in the Environmental Checklist (including Supplement for Non-project Actions, if applicable) are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____________________________

Date Submitted: 05-20-2014

Agency Evaluation completed by: _____________________________ Date: _____________________________

Note: boxes (☐) are checked to indicate agency review of items in checklist.
SUPPLEMENT FOR NON-PROJECT ACTIONS
(Do Not Use This Sheet For Project Actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

TO BE COMPLETED BY APPLICANT:

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
   The proposed facility is a passive use. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious/toxic materials. The proposed conditional use will not be materially detrimental to the uses or property in the immediate vicinity of the subject property.

   Proposed measures to avoid or reduce such increases are:
   None proposed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

   Proposal will not affect plants, animals, fish or marine life.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are
   None proposed.

3. How would the proposal be likely to deplete energy or natural resources

   Proposal will not likely deplete energy or natural resources.

   Proposed measures to protect or conserve energy and natural resources are:
   None proposed.
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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   The proposed use will not cause unreasonably adverse effects to sensitive areas or areas designated for governmental protection. There is an existing development on proposed site. No parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, prime farmlands or other sensitive areas were identified.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   None proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land uses incompatible with existing plans?

   The proposed use will not cause unreasonably adverse effects to wetlands, shorelands, wildlife habitat, and other sensitive areas. There is an existing development on proposed site. No wetlands, shorelands, wildlife habitat, or other sensitive areas were identified.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   None proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   The site will be unmanned, requiring only infrequent visits by maintenance personnel, typically once a month. On-site construction is proposed between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, for a time period of approximately one month. Vehicular access to the project site during the construction and operational phases of the proposal will be made from Mukilteo Speedway. Due to the limited amount of traffic generated by the proposal, the proposed wireless telecommunications facility will not create a burden on the traffic circulation system in the vicinity.

   Proposed measures to reduce or respond to such demand(s) are:

   None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   None known.

   Proposed measures to protect or conserve energy and natural resources are:

   None proposed.