



Public Participation Plan

TOC Facility No 01 176 Site

**24205 and 24225 56th Avenue West
Mountlake Terrace, WA**

Toxics Cleanup Program

Washington State Department of Ecology

Northwest Region Office

Shoreline, Washington

January 2025

Publication Information

This document is available on the Department of Ecology's website at:

<https://apps.ecology.wa.gov/cleanupsearch/site/6885>

Related Information

Facility Site ID: 93355524

Site Cleanup ID: 6885

Contact Information

Toxics Cleanup Program

Northwest Region Office

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15700 Dayton Ave N.

Shoreline, WA 98133

Phone: (206) 594-0000

Website¹: [Washington State Department of Ecology](http://www.ecology.wa.gov)

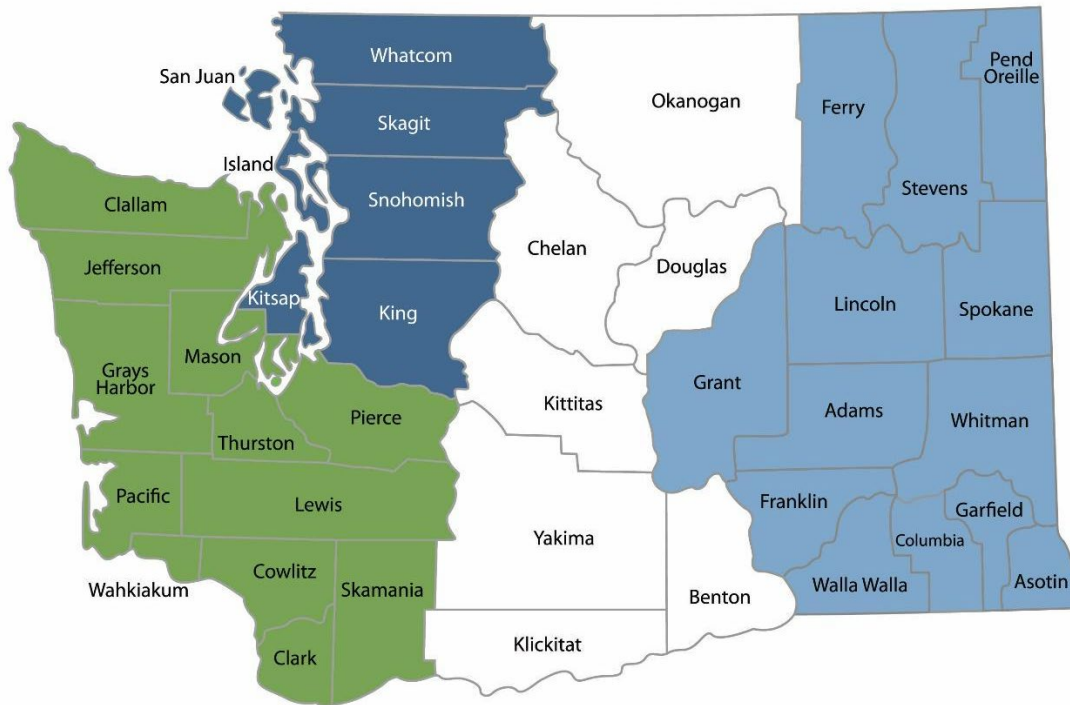
ADA Accessibility

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¹ www.ecology.wa.gov/contact

Department of Ecology's Region Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
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Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

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Shoreline, WA

January 2025



DEPARTMENT OF
ECOLOGY
State of Washington

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Public Involvement in Contamination Cleanup

Ecology is negotiating a legal agreement called a Prospective Purchaser Consent Decree (PPCD) with JYK Holdings, LLC (Prospective Purchaser), for the TOC Facility No. 01 176 cleanup site (Site).

The Site encompasses portions of three contiguous parcels of property at 24205 56th Avenue West (Source Property), 24225 56th Avenue West (Adjoining Property), and 24309 56th Avenue West (Drake Parcel) plus a portion of the 54th Avenue West right-of-way. The Site is located in a commercial-residential area of Mountlake Terrace.

The Prospective Purchaser intends to purchase, cleanup, and redevelop the Source Property and the Adjoining Property.

The Department of Ecology (Ecology) will oversee cleanup of the Site and is inviting public review and comment on the following documents:

Prospective Purchaser Consent Decree is a legal agreement that directs the Prospective Purchaser to implement an Ecology-approved cleanup action for the Site once it has completed the purchase.

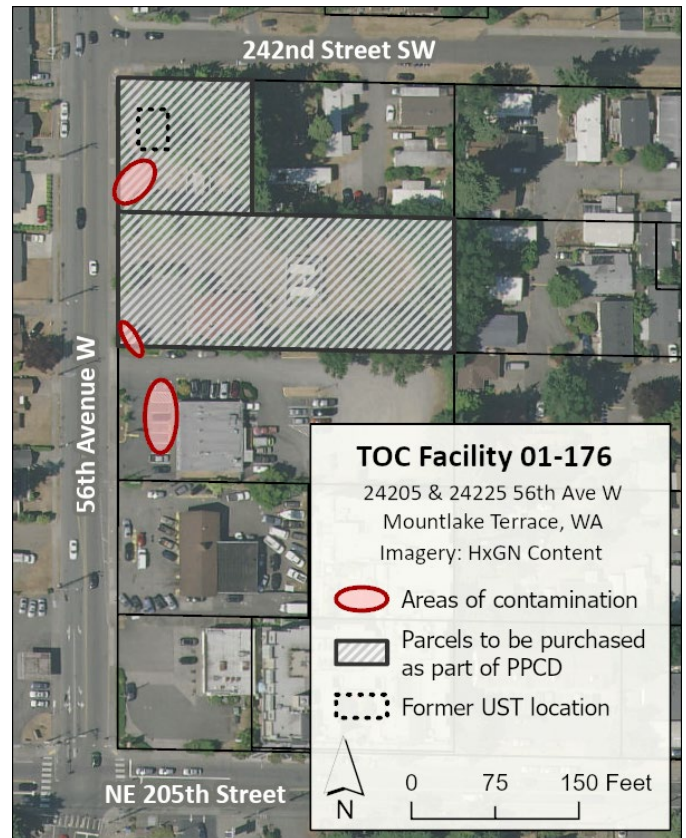


Figure 1 Site map

Remedial Investigation/Feasibility Study describes the contamination at the Site, evaluates cleanup action alternatives for the Site, and selects a preferred alternative.

Cleanup Action Plan describes the cleanup action selected for the Site, which includes:

- Rehabilitation and expansion of the existing multi-phase extraction (MPE) remediation system on the Site
- Operation of the MPE system for three years to treat residual groundwater contamination
- Collection of soil and groundwater performance and confirmation samples
- Capping or covering residual contaminated soil at the Site, if necessary
- Implementing institutional controls under an environmental covenant, if necessary
- Providing engineered vapor intrusion mitigation at the Site, if necessary.

Public Participation Plan describes how Ecology will inform the community about Site activities and ways to become involved.

Site contacts

To be included in the Site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the Site's history are welcome anytime.

Toxics Cleanup Program

Northwest Region Office
15700 Dayton Ave N
Shoreline, WA 98133

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Farallon Consulting, L.L.C.
1809 7th Avenue, Suite 1111
Seattle, Washington 98101
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Email: pkingston@farallonconsulting.com

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the Site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information²
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Laura Busby at 360-280-5088 or laura.busby@ecy.wa.gov and Jill Krumlauf at 360-790-5771 or jill.krumlauf@ecy.wa.gov. You may also visit the [Public Participation Grant website](#).³

Washington's Cleanup Laws

Ecology uses the Model Toxics Control Act (MTCA) and accompanying regulations for cleanup activities.

This plan is required under MTCA, a law that passed in 1989. MTCA provides guidelines for contaminated site cleanup in Washington State and sets standards to ensure the cleanup protects human health and the environment.

Model Toxics Control Act

MTCA began as a grassroots citizen's initiative in 1988 and started the process of systematically cleaning up contaminated sites in Washington. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on, or coming from, their property to standards that are safe for human health and the environment.

Ecology enacts [MTCA](#)⁴ and oversees cleanups in the state and issues regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).⁵ Ecology investigates reports of property contamination, and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the [Contaminated Sites List](#),⁶ and the cleanup process begins.

Public participation is an important part of cleanup under the MTCA process. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination.

² Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the site.

³ ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants

⁴ <https://www.ecology.wa.gov/mtca>

⁵ <https://apps.ecology.wa.gov/publications/publications/9406.pdf>

⁶ <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated>

Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties have the opportunity to get involved by commenting on the cleanup process.

Under the MTCA, the cleanup process generally includes multiple steps (see Figure 1 and Appendix A), with opportunities for the public to review and comment on cleanup documents. In addition, a partial cleanup (called an interim action) can occur at any time during the cleanup process. The public is provided an opportunity to review and comment on planned interim action work as well.

State Environmental Policy Act

MTCA cleanups also require evaluation under the State Environmental Policy Act (SEPA; [Chapter 197-11 WAC](#)⁷). Under SEPA, the potential for significant adverse environmental impacts from a project or action must be evaluated by state and local agencies when making decisions. This evaluation is subject to public review and comment in parallel with cleanup documents.

⁷ <https://apps.leg.wa.gov/wac/default.aspx?cite=197-11>

Washington's Cleanup Process

Public participation plans and comment periods are only required for cleanups under a legal agreement with Ecology. Otherwise, all cleanups follow the same steps. The steps are defined by Washington's cleanup law, the Model Toxics Control Act.



January 2024 | publication 19-09-166

Figure 2 Steps in Washington's Cleanup Process⁸

⁸ <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

Site Information

Time Oil operated a retail gasoline service station on the Source Property from 1968 to 1990. The Site encompasses portions of three contiguous parcels, the Source Property, Adjoining Property, and Drake Parcel, plus a portion of the 54th Avenue West right-of-way.

The Source Property contains a fenced remediation system compound surrounded by paved parking and unpaved vegetated areas. The Adjoining Property is developed with a vacant one-story commercial building and contains a fenced remediation system compound. The Source Property and Adjoining Property are unoccupied. The Drake Parcel is developed with a tavern known as the Getaway Tavern.

Underground Storage Tanks Removal

The service station included three underground storage tanks (USTs), six fuel dispensers, and associated product lines. In 1991, the USTs, fuel dispensers, and associated product lines were decommissioned by removal during closure of the service station.

Previous Cleanup Actions

A remediation system was installed in 1996 at the Source Property to remove contaminated soil vapors and groundwater and remove liquid phase petroleum. The system operated until 2005, and cleaned up shallow groundwater at the Site.

In 2012, additional remediation systems were installed at the Source Property, Adjoining Property, and Drake Parcel to remove contamination from deeper soils, groundwater, and soil vapor.

The system was operated until 2017, when Time Oil declared bankruptcy. At that time, ongoing remediation and groundwater monitoring were discontinued at the Site.

Contamination

The following contaminants remain in soil and groundwater at concentrations that exceed applicable cleanup levels:

- **Soil:** Total petroleum hydrocarbons as gasoline-range organics (GRO), and benzene, toluene, ethylbenzene, and xylenes (BTEX)
- **Groundwater:** GRO, benzene, and xylenes



Figure 3 Image of previously used remediation equipment.

Future Property Use

The Prospective Purchaser plans to redevelop the Source Property and Adjoining Property as a multi-story mixed residential and commercial building with parking after cleanup is completed. The redevelopment plans have not yet been finalized.

Area Community

The Site is located in the [Gateway neighborhood](#) in the City of Mountlake Terrace, which is located in Snohomish County. In 2024, the [population of Mountlake Terrace](#) is 21,593. Mountlake Terrace is between the City of Shoreline and the City of Lynnwood, Washington, near the I-5 corridor.

The Site is located in Snohomish County Council District 4, which includes Mill Creek, Bothell, Mountlake Terrace, Brier and parts of unincorporated South Snohomish County.

Tribal Engagement

Ecology invites the Muckleshoot, Sauk-Suiattle, Snoqualmie, Stillaguamish, Suquamish, Swinomish, and Tulalip tribe to engage with the cleanup process for this Site. Ecology will ensure these Tribes have ample opportunity to be involved throughout the cleanup process on a government-to-government basis.

Ecology also works closely with the [Department of Archaeology and Historic Preservation](#) to ensure that any ground-disturbing activities comply with state and federal historical and archaeological preservation laws.

Environmental Justice

Washington Environmental Health Disparity Map

The [Washington Environmental Health Disparity Map](#)⁹ evaluates environmental health risk factors in communities.

Ecology does not interpret rankings as absolute values, and we do not use them to diagnose a community health issue or to label a community. Environmental health disparity is ranked on a scale of 1-10 (low to high). The census tract for the **Site ranks 7** for environmental health risk. (See Figure 4).

⁹ <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>

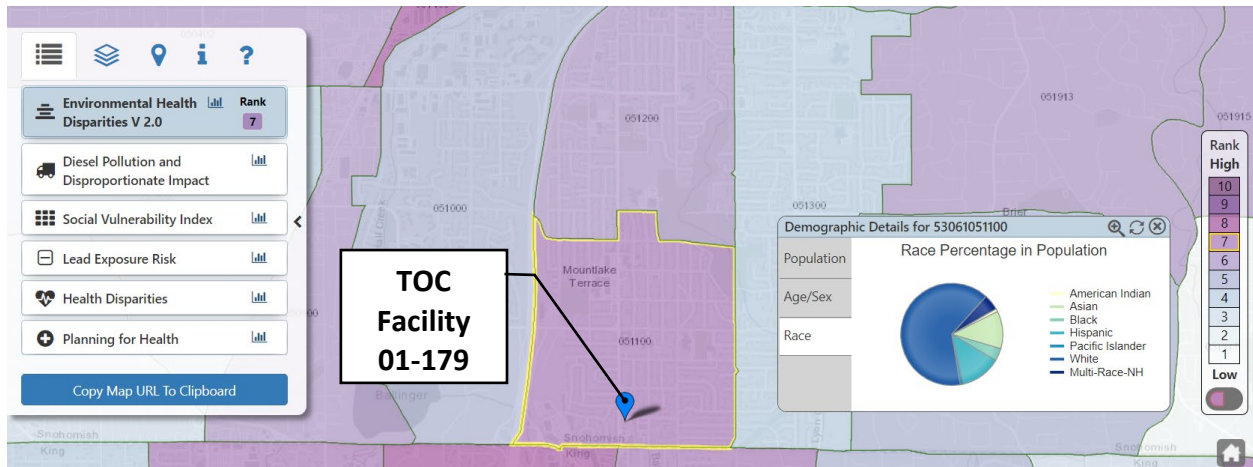


Figure 4 Washington Environmental Health Disparities Map for TOC Facility 01-179 Site

The Washington State Department of Health mapping tool model was “specifically adapted from CalEnviroScreen – a cumulative environmental impacts assessment mapping tool developed by CalEPA and used in California. – It estimates a cumulative environmental health impact score for each census tract reflecting pollutant exposures and factors that affect people’s vulnerability to environmental pollution.

The model is based on a conceptual formula of Risk = Threat * Vulnerability, where threat and vulnerability are based on several indicators.

The threat is represented by indicators that account for pollution burden, which is a combination of environmental effects and environmental exposures in communities. Environmental effects include indicators that account for adverse environmental quality generally, even when population contact with an environmental hazard is unknown or uncertain. Environmental exposures include the levels of certain pollutants that populations come into contact with.

Vulnerability is represented by indicators of socioeconomic factors and sensitive populations for which there is clear evidence that they may affect susceptibility or vulnerability to an increased pollution burden. Indicators in socioeconomic factors measure population characteristics that modify the pollution burden itself. Sensitive populations refer to those who are at greater risk due to intrinsic biological vulnerability to environmental stressors.

In the model, threat is multiplied by vulnerability in order to reflect the scientific literature that indicates population characteristics often modify and amplify the impact of pollution exposures on certain vulnerable populations. The rankings help to compare health and social factors that may contribute to disparities in a community.”

Environmental Justice Screening and Mapping Tool

The data below was generated for a one-mile area around the Site using the [Environmental Protection Agency’s Environmental Justice Screening and Mapping Tool](#) (EJScreen)¹⁰. See Appendix B for the “EPA EJScreen Community Report” and Figure 8 for the screened area.

Ecology will plan our public outreach to consider this community’s needs. Ecology will reach out to cultural and community organizations as part of our outreach and provide information in other languages as appropriate following federal guidance¹¹.

The non-English language most widely spoken in the area is Spanish (6% of population speak English “less than very well”). When appropriate, Ecology will provide outreach in Spanish including information on how Spanish speakers can request language support services.

We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach the nearby community.

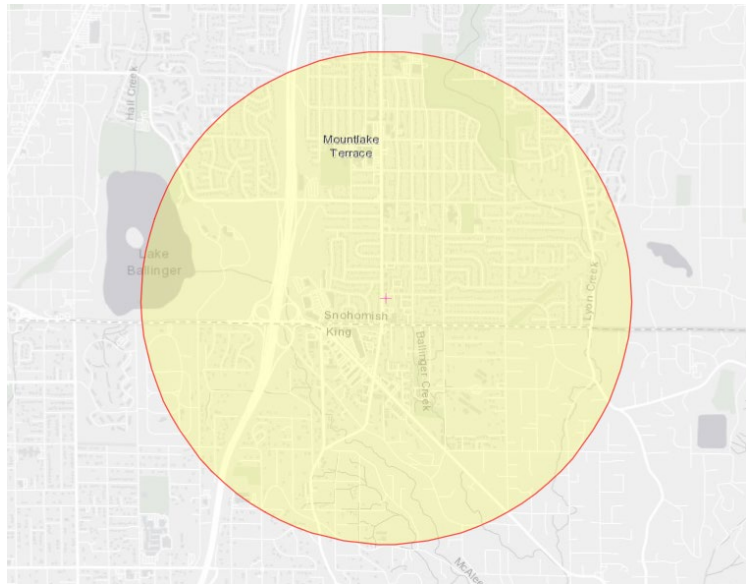


Figure 5 EPA EJ Screen generated map of the outreach impact area for the Site.

¹⁰ <https://ejscreen.epa.gov/mapper/index.html>

¹¹ Guidance to Environmental Protection Agency Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 69 Fed. Reg. § 35602 (June 15, 2004).

Public Participation Activities

Members of the public may ask questions, submit informal comments, or share Site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal Site record, comments about the Site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review Site documents before they become final. This is the most direct and influential way to learn more about the Site and be involved in the cleanup's decision-making.

How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the Site. The mailing list area will include addresses within approximately 0.5-mile radius around the Site and other interested organizations and individuals. These notices will provide general information about the Site, contact information for submitting comments, and times and locations of public meetings or hearings or how to request one if not yet scheduled.

Ecology may also develop documents outside of comment periods to keep the community updated on the Site's status. These informational documents will be available online and at document repositories. Print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Comment period notices and other Site announcements may also be posted in various locations throughout the community (for example, local businesses, schools, libraries).

Postal mailing list

Ecology maintains a mailing list that includes addresses within at least a half-mile radius of the Site and relevant local, state, and federal government contacts.

These people receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this Site, please contact Nancy Lui at 425-393-5679 or nancy.lui@ecy.wa.gov and reference TOC Facility 01 176.

Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Site Register](#).¹² To receive the *Site Register* by email, please [subscribe online](#),¹³ or contact Sarah Kellington at sarah.kellington@ecy.wa.gov or 360-280-3167.

Newspaper display ads or legal notices

We will announce public comment periods and events for this Site in ads or notices published in the Everett Herald, [Se Habla Media](#)¹⁴, and [Mountlake Terrace News online](#).¹⁵

Email lists

Ecology maintains an email list to update interested persons about this Site. If you would like to be added to the email list for this Site, please contact Nancy Lui at 425-393-5679 or nancy.lui@ecy.wa.gov

Ecology's website and social media platforms

We maintain a website for this [TOC Facility NO 01 176](#)¹⁶. The website provides Site information, and you may download cleanup documents.

We will also publish notice on our [Public Input & Events Listing](#).¹⁷

We may also share information about cleanup sites through [news releases, our ECOconnect blog, and social media](#).¹⁸

Places to see print documents

During public comment periods when review locations are accessible, you can find print documents at the following locations:

Mountlake Terrace Library
23305 8th Ave W
Mountlake Terrace, WA 98043
Phone: 425-776-8722

Washington Department of Ecology
Northwest Region Office
15700 Dayton Ave N
Shoreline, WA 98133

To schedule an appointment with Ecology, please contact the Northwest Region Office Central Records staff at (206) 594-0016 or nwro_public_request@ecy.wa.gov.

¹² ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data

¹³ https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118

¹⁴ <https://mltnews.com/category/partners/se-habla-media/>

¹⁵ <https://mltnews.com/>

¹⁶ <https://apps.ecology.wa.gov/cleanupsearch/site/6885>

¹⁷ ecology.wa.gov/Events/Search/Listing

¹⁸ <https://ecology.wa.gov/about-us/who-we-are/news>

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the Site.

How to share information with us

At minimum, MTCA requires 30-day public comment periods for draft cleanup documents and 14-day comment periods for SEPA documents. SEPA documents are often made available for public review with other cleanup documents. In that case, we combine the comment periods, and they last at least 30 days. We may hold comment periods longer than 30 days.

We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this site, please contact Nancy Lui at 425-393-5679 or nancy.lui@ecy.wa.gov and reference [TOC Facility NO 01 176](#).

Public comment periods

Formal 30-day comment periods allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period. When Ecology oversees SEPA determinations, we hold comment periods for at least two weeks and may extend to 30 days or more when other cleanup documents are concurrently available for review.

Following the comment period, we publish all the input we received and respond to significant comments and questions, as appropriate. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, then they become final.

Public events

We hold in-person and online public meetings, workshops, open houses, and public hearings based on community interest. If we have not scheduled a meeting, we will hold one if 10 people request it, and this may cause us to extend a public comment period so the meeting occurs during it.

Events are held at locations close to the Site that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

Americans with Disabilities Act

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, contact the Ecology ADA Coordinator at 360-407-6831 or ecyadacoordinator@ecy.wa.gov, or visit our [ADA website](#).¹⁹ People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

Language Access

To request language services (interpreting/translation), contact Ecology by phone at 425-393-5679 or email nancy.lui@ecy.wa.gov or visit <https://ecology.wa.gov/about-us/accessibility-equity>. For Relay Service or TTY call 711 or 877-833-6341.

Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to the Site Manager Vance Atkins LG, LHG at vance.atkins@ecy.wa.gov or 425-324-1438. This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the Site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amending this plan.

¹⁹ <https://ecology.wa.gov/About-us/Accessibility-equity/Accessibility>

Appendices

Appendix A. EPA EJ Screen Community Report

EPA's EJSCREEN report for a 1 mile radius of the TOC Facility 01 176 Site.



EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

Mountlake Terrace, WA

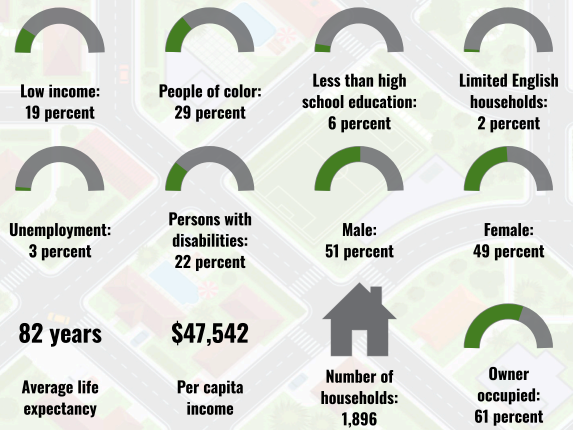
Tract: 53061051100
 Population: 4,100
 Area in square miles: 0.79

Dynamic map initially showing the user-selected area

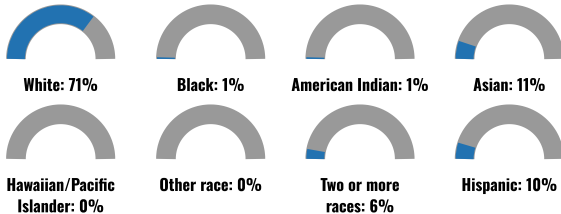
COMMUNITY INFORMATION

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	80%
Spanish	6%
German or other West Germanic	1%
Other Indo-European	4%
Korean	1%
Vietnamese	1%
Tagalog (including Filipino)	2%
Other Asian and Pacific Island	2%
Arabic	3%
Total Non-English	20%



BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

Report for Tract: 53061051100

Report produced October 9, 2024 using EJScreen Version 2.3

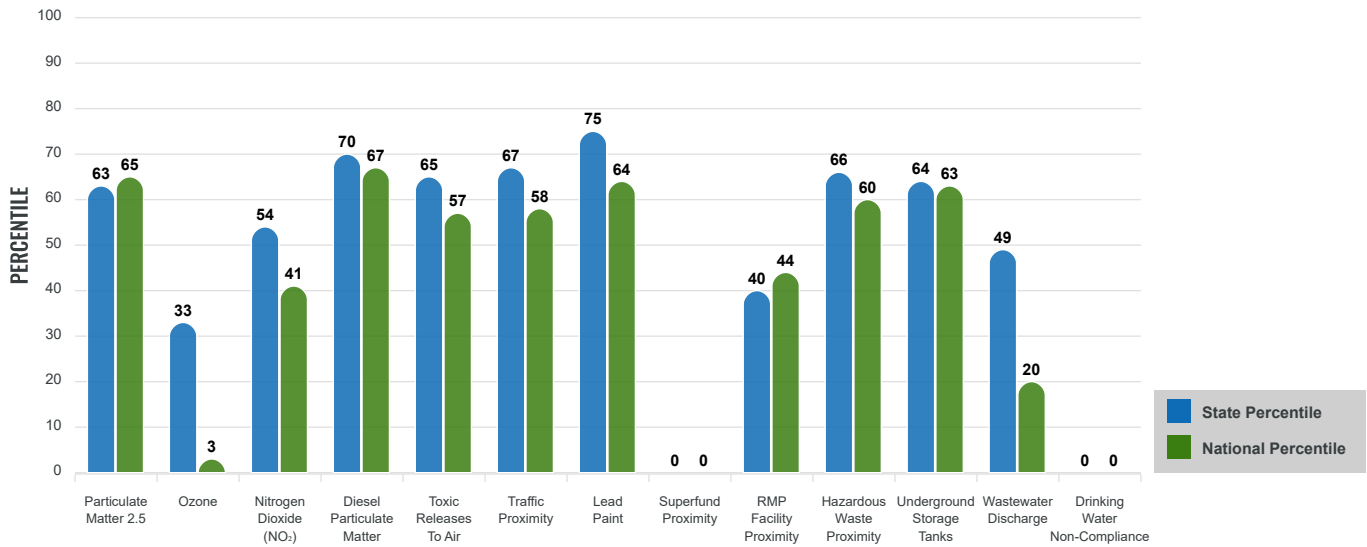
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

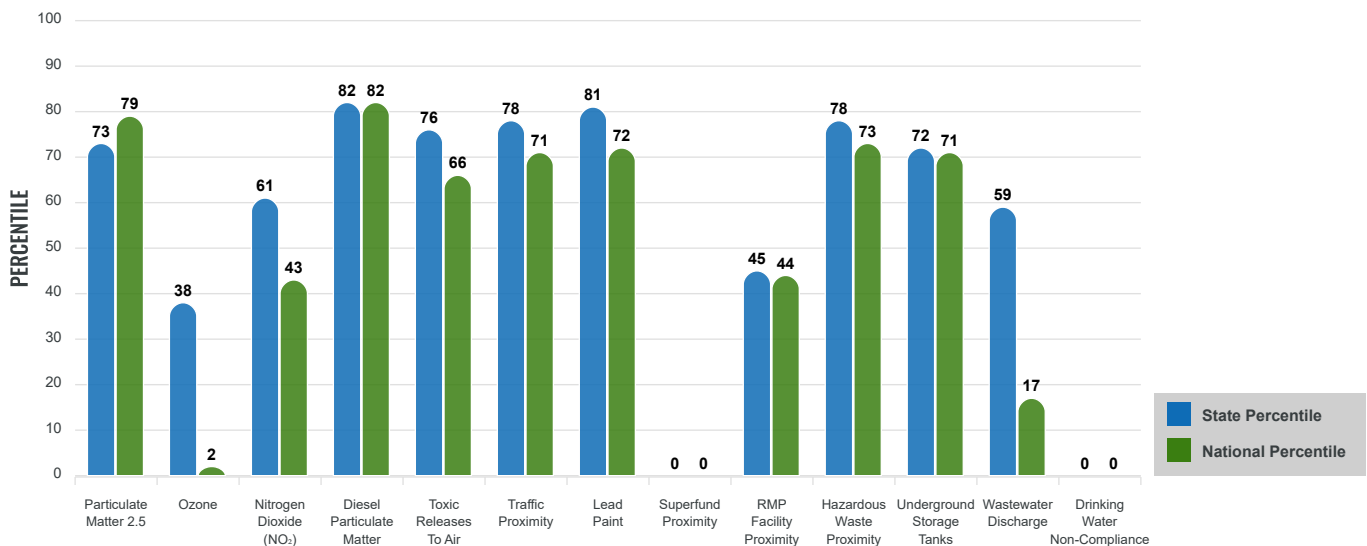
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low income, percent persons with disabilities, percent less than high school education, percent limited English speaking, and percent low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for Tract: 53061051100

Report produced October 9, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 (µg/m ³)	9.7	9.51	67	8.45	85
Ozone (ppb)	50.6	51.8	29	61.8	2
Nitrogen Dioxide (NO ₂) (ppbv)	6.5	6.3	54	7.8	38
Diesel Particulate Matter (µg/m ³)	0.386	0.256	80	0.191	91
Toxic Releases to Air (toxicity-weighted concentration)	1,300	1,800	66	4,600	64
Traffic Proximity (daily traffic count/distance to road)	1,800,000	1,200,000	76	1,700,000	69
Lead Paint (% Pre-1960 Housing)	0.57	0.23	87	0.3	78
Superfund Proximity (site count/km distance)	0	0.53	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.14	0.51	34	0.57	38
Hazardous Waste Proximity (facility count/km distance)	4.1	2.9	73	3.5	74
Underground Storage Tanks (count/km ²)	9.5	6.1	80	3.6	89
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.22	300	47	700000	16
Drinking Water Non-Compliance (points)	0	1	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	0.91	N/A	N/A	1.34	37
Supplemental Demographic Index USA	1.48	N/A	N/A	1.64	46
Demographic Index State	1.25	1.47	46	N/A	N/A
Supplemental Demographic Index State	1.4	1.37	57	N/A	N/A
People of Color	29%	33%	50	40%	47
Low Income	19%	23%	48	30%	36
Unemployment Rate	3%	5%	42	6%	43
Limited English Speaking Households	2%	4%	61	5%	65
Less Than High School Education	6%	8%	51	11%	40
Under Age 5	4%	5%	44	5%	46
Over Age 64	24%	17%	78	18%	76

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	12
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	0
Hospitals	0
Places of Worship	5

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	No
Selected location contains an EPA IRA disadvantaged community	No

Report for Tract: 53061051100

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EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	16%	18%	27	20%	20
Heart Disease	4.2	4.8	34	5.8	19
Asthma	10.3	10.9	25	10.3	55
Cancer	6.7	6.5	55	6.4	55
Persons with Disabilities	21.6%	13.4%	91	13.7%	89

CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	2%	11%	30	12%	23
Wildfire Risk	0%	12%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	13%	8%	77	13%	59
Lack of Health Insurance	4%	6%	29	9%	25
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access Burden	No	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

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EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

Mountlake Terrace, WA

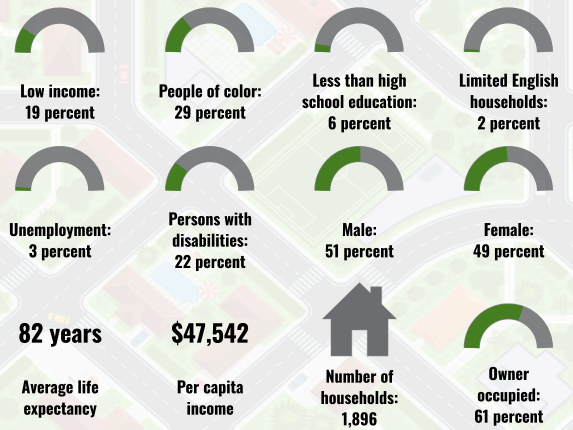
Tract: 53061051100
 Population: 4,100
 Area in square miles: 0.79

Dynamic map initially showing the user-selected area

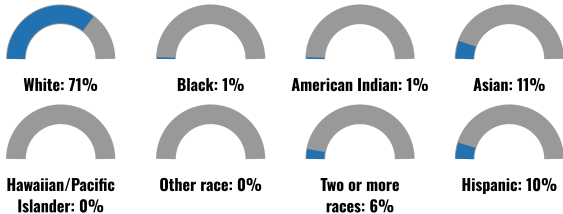
COMMUNITY INFORMATION

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	80%
Spanish	6%
German or other West Germanic	1%
Other Indo-European	4%
Korean	1%
Vietnamese	1%
Tagalog (including Filipino)	2%
Other Asian and Pacific Island	2%
Arabic	3%
Total Non-English	20%



BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

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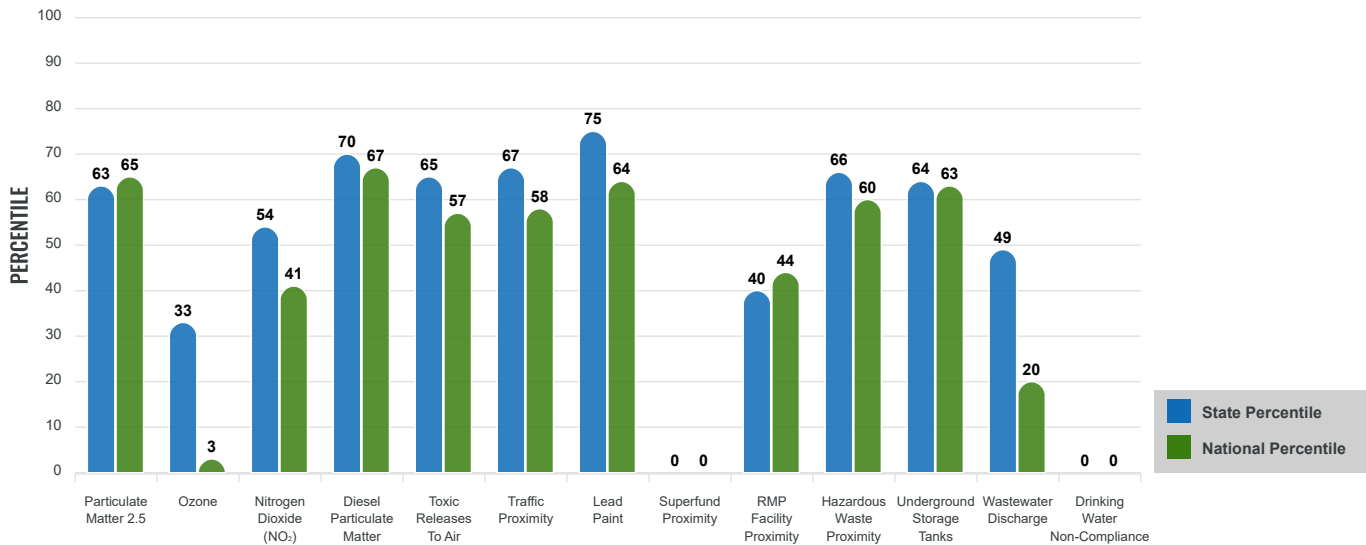
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

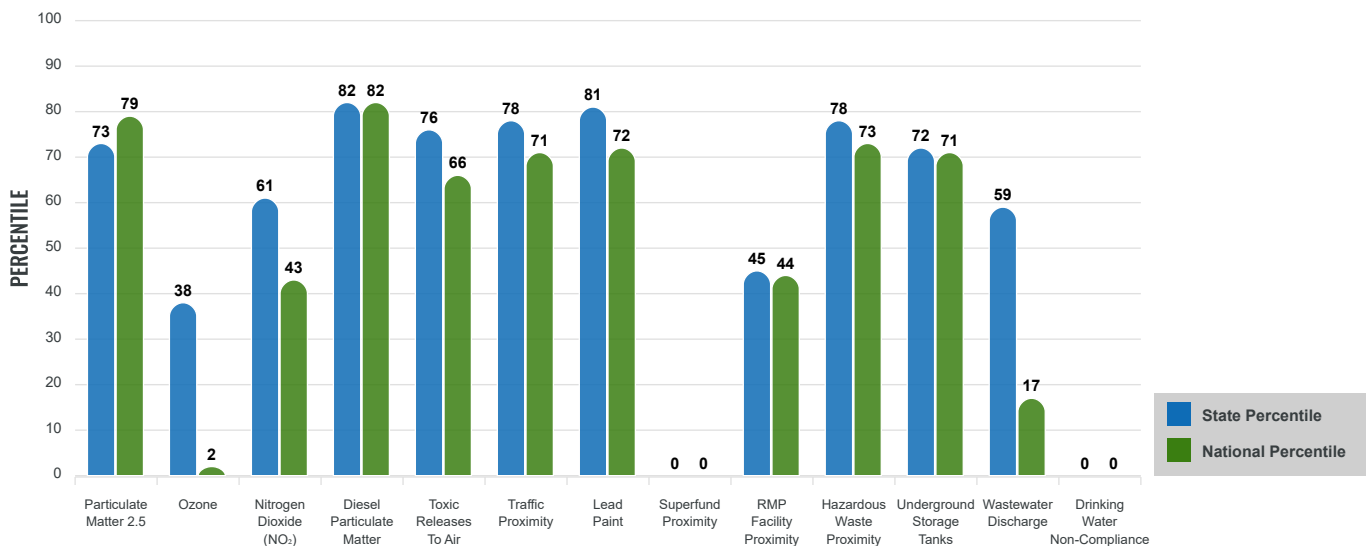
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low income, percent persons with disabilities, percent less than high school education, percent limited English speaking, and percent low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for Tract: 53061051100

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EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 (µg/m ³)	9.7	9.51	67	8.45	85
Ozone (ppb)	50.6	51.8	29	61.8	2
Nitrogen Dioxide (NO ₂) (ppbv)	6.5	6.3	54	7.8	38
Diesel Particulate Matter (µg/m ³)	0.386	0.256	80	0.191	91
Toxic Releases to Air (toxicity-weighted concentration)	1,300	1,800	66	4,600	64
Traffic Proximity (daily traffic count/distance to road)	1,800,000	1,200,000	76	1,700,000	69
Lead Paint (% Pre-1960 Housing)	0.57	0.23	87	0.3	78
Superfund Proximity (site count/km distance)	0	0.53	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.14	0.51	34	0.57	38
Hazardous Waste Proximity (facility count/km distance)	4.1	2.9	73	3.5	74
Underground Storage Tanks (count/km ²)	9.5	6.1	80	3.6	89
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.22	300	47	700000	16
Drinking Water Non-Compliance (points)	0	1	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	0.91	N/A	N/A	1.34	37
Supplemental Demographic Index USA	1.48	N/A	N/A	1.64	46
Demographic Index State	1.25	1.47	46	N/A	N/A
Supplemental Demographic Index State	1.4	1.37	57	N/A	N/A
People of Color	29%	33%	50	40%	47
Low Income	19%	23%	48	30%	36
Unemployment Rate	3%	5%	42	6%	43
Limited English Speaking Households	2%	4%	61	5%	65
Less Than High School Education	6%	8%	51	11%	40
Under Age 5	4%	5%	44	5%	46
Over Age 64	24%	17%	78	18%	76

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	12
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	0
Hospitals	0
Places of Worship	5

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

Selected location contains American Indian Reservation Lands*	No
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