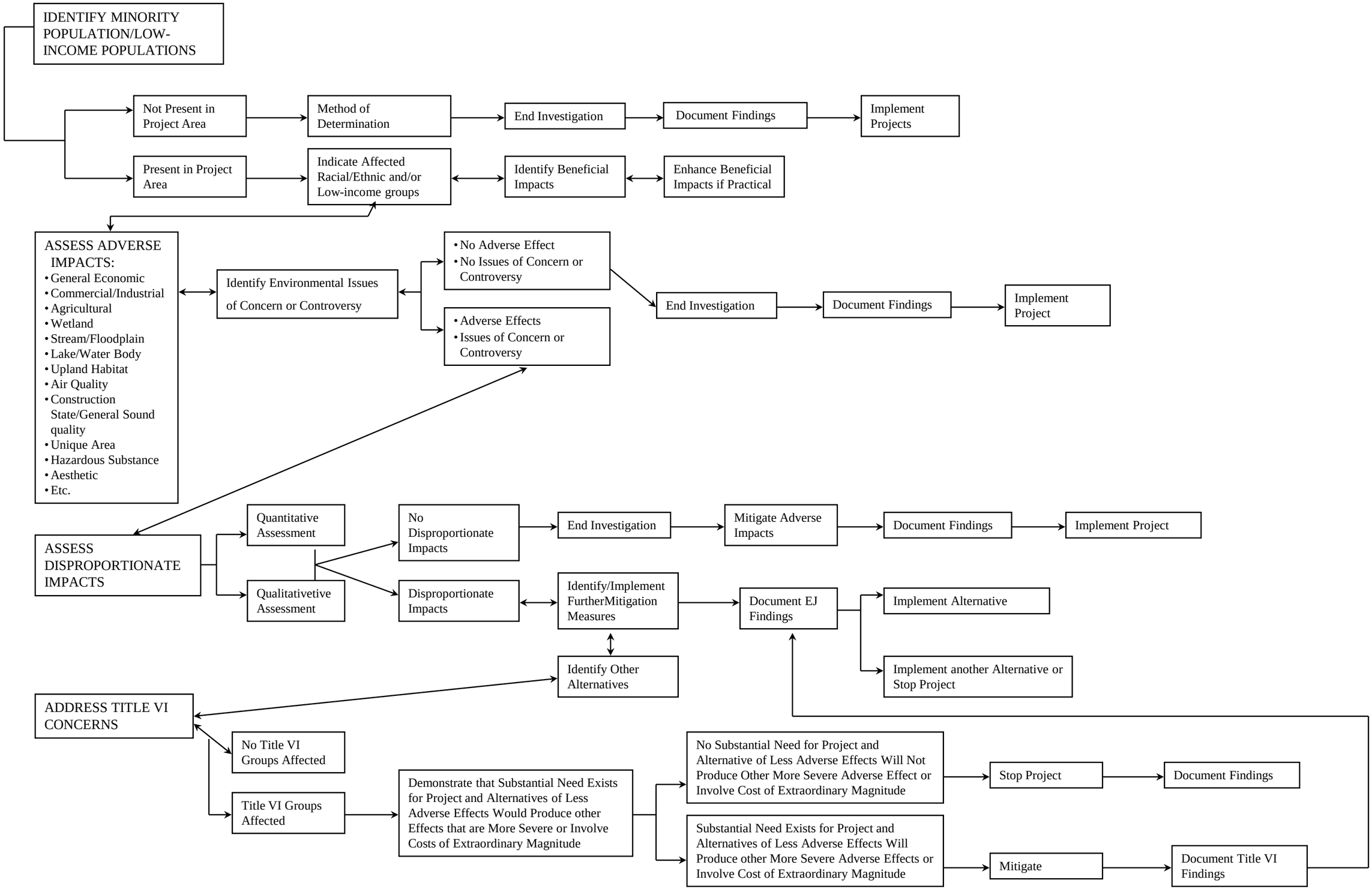Environmental Justice Evaluation--A Conceptual Framework