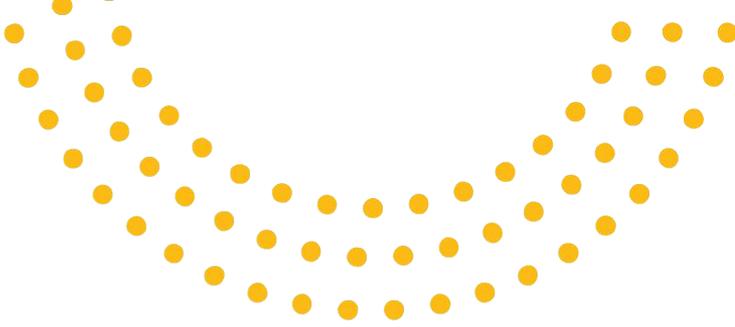




KIPP ● ●
PUEBLO
UNIDO



KIPP Pueblo Unido: Coming Together as One Community

KIPP SoCal
PUBLIC SCHOOLS
See. Develop. Inspire.

Our Team



Tessa Mizokami

Co-School Leader
KIPP Pueblo Unido



Nisha Vasavada

Co-School Leader
KIPP Pueblo Unido



Kyle Salyer

KIPP SoCal
Chief Financial Officer

Welcome

- KIPP SoCal Public Schools: Our Mission & Priorities
 - KIPP in Southeast LA: Who We Are
 - Cudahy Campus
-





KIPP SoCal: Mission & Priorities

● We are ● KIPP SoCal Public Schools

MISSION

Together with families and communities, we create joyful, academically excellent elementary & middle schools in Southern California that prepare students with the skills and confidence to pursue the paths they choose—college, career, and beyond—so they can lead fulfilling lives and create a more just world.



We *see, develop, and inspire* the limitless potential in each KIPPster.



KIPP Approach



**Highly Effective
Teachers & Leaders**



**Safe, Structured,
Joyful & Nurturing
Environments**



**Focus on
Character**



**High
Expectations**



**KIPP
Through College**

KIPP in Southeast LA: Who We Are



Commitment to Our Community



South Gate
KIPP Corazon
Current Waitlist: 772



Huntington Park
KIPP Comienza
Current Waitlist: 762



Cudahy
KIPP Cudahy
Families: 135

● KIPP Pueblo Unido

● About Us

KIPP Pueblo Unido is a tuition free, TK-8* Charter Public School.

KIPP Pueblo Unido opened in 2019-2020 in response to demand from Southeast LA Families

Student Population

84 % FRL 32% ELL 14% SPED

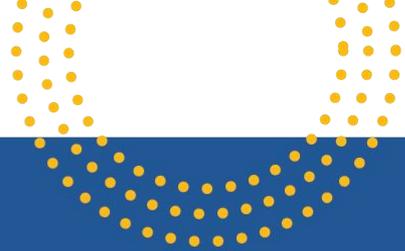
**A grade level will be added each year until we are fully grown with TK-8th grade*



I want our students to be the next leaders and change agents in this world.

I want them to be in a school where they can fully be themselves and to know what makes them unique is what will give them power.

**Nisha Vasavada
Co-Founding School Leader**



Karla Armendariz

KIPP SoCal Team Member & Parent

Why Families Choose KIPP SoCal

Team & Family share their experience at KIPP.





Cudahy Campus

● Building Permanent Homes

● The 10-Step Process

Building permanent homes for our kippsters is a timely (2-3 year), challenging, but rewarding process at almost every step of the way!



● Building Permanent Homes

● Dealbreakers

We will not build a permanent home if any of these factors exist:

- If environmental conditions threaten ground water
 - If contaminated soil cannot be properly remediated to meet state standards for public schools.
 - Any other condition uncovered during due diligence that leads us to believe a site would not be safe for school use
-

● Building Permanent Homes

● Honoring our Commitment



KIPP Corazon Academy LS (2019)



KIPP Comienza Community School (2018)



KIPP Corazon Academy LS (2019)



KIPP Adelante Preparatory Academy (2020)



KIPP Corazón Academy (2020)



KIPP Compton Community School (2021)

Since 2009, we have built 13 new schools for our kippsters (2 under construction)



Campus Background

- Site purchased
- City Council Planning Commission Vote Denied
- Public Hearing
- Public Hearing and Approval Vote





Site Identification: Why Cudahy?

Southeast LA community that was safe, a site that was zoned for use as a public school and a site that was accessible for families.

Prioritized a site that was in a 2.5 radius to the KIPP Pueblo Unido temporary site, to ensure an easier transition for families.



History of Environmental Injustice

In 2018, LA Times reports

“The Exide plant in Vernon closed 3 years ago. The vast majority of lead-contaminated properties remain uncleaned.”



Independent Environmental Report & Site Improvements

KIPP has already done the following:

- **Removed existing facilities**
- **Removed existing USTs**
- **Excavated and removed 50 cubic yards of soil**

Completed Project includes

- **Removal of additional 36,000 cubic yards of soil for the parking structure**
 - **Compliance with all applicable state environmental laws and regulations for use as a public school**
-



Who is doing the testing?

HMC is a 3rd party Hazard Management Consulting group.

HMC does not have any affiliation with KIPP and were hired by KIPP SoCal to complete the testing.



● What's the difference between contaminated and impacted soil?



CONTAMINATED

Contaminated soil typically exists in an unknown quantity. It implies an ongoing issue that can't be easily remediated, as a substance matriculates onto a site from another property via groundwater or continued hazardous usage.



IMPACTED

Impacted soil has known, quantifiable levels of some substance, in a finite amount, that can be removed and exported from the site, without risk of further occurrence. This is the case with the Cudahy site, and all impacted soil has been removed.

● How do we know the soil at our site is impacted and not contaminated?



The soil was tested and proven to have **only 1 substance that is finite**, and can be removed and exported from the site without it recurring in the soil (*arsenic, which is typical*).



Land use for public school is held to **higher standards than that for...**

- Offices
 - Industrial use
 - Commercial use
-

● What are typical contaminants in soil and ● how do you handle them?

STEP 1: Measure contaminants in soil
12.1-15.5 mg/kg



STEP 2: Remove impacted soil 4-6 feet below ground. Collect new samples, test, and confirm pit is clean



STEP 3: Replace with clean, imported fill until excavation for garage is approved by the City



STEP 4: Collect more soil samples after garage excavation
< 5 mg/kg



Impacted soil was taken to a licensed facility.

**State regulation: Remain below 12 milligrams per kilogram (mg/kg) for public school use*



How have you cleaned up the site?

- In May of 2020, approximately 50 Cubic Yards (CY) of impacted soil were removed from the Site (note: impacted soil constituted .05% of the entire landfill)
 - Confirmation samples were taken to confirm all elevated arsenic soil had been captured
 - The excavated area was backfilled with clean imported fill
 - Upon receipt of a grading permit, we will remove another 36,000 CY of soil for the garage
-



What is a CEQA analysis?

The California Environmental Quality Act (“CEQA”) examines the potential impacts that a future project will have on the property and its surroundings and makes recommendations on how to reduce those impacts that are found to be significant

A CEQA analysis typically examines

- A. Greenhouse gas emissions**
 - B. Land use and planning**
 - C. Population and housing**
 - D. Transportation and traffic**
 - E. Hazards and hazardous materials**
 - F. Mineral resources**
 - G. Public services**
 - H. Air quality**
 - I. Geology and soils**
 - J. Noise; and similar categories**
-



Why is a CEQA analysis not necessary?

- CEQA analysis is not required because the Design Review Permit that was approved by the Cudahy City Council is ministerial according to the Cudahy Zoning Code.
 - Under state law, ministerial projects are exempt from CEQA analysis.
 - On September 15, 2020 the City Council determined that our project met all applicable standards for a Design Review Permit.
- If the project and any required entitlements were “discretionary” then the project would be subject to CEQA.
- KIPP has ensured that the site meets the environmental standards required of a public school site.

Even though the project is exempt from CEQA, the project site is still required to meet all of the environmental standards for a public school.



Why has a lawsuit been filed against the city?

- Alleged that the City's approval of the project was improperly exempted from CEQA review. *This claim is based upon the petitioners' allegation that the City misinterpreted the Municipal Code.*
 - Alleged that technical difficulties during the September 15, 2020 City Council meeting prevented project opponents from commenting on the project or participating in the public hearing, violating procedural due process rights and the City Municipal Code.
-

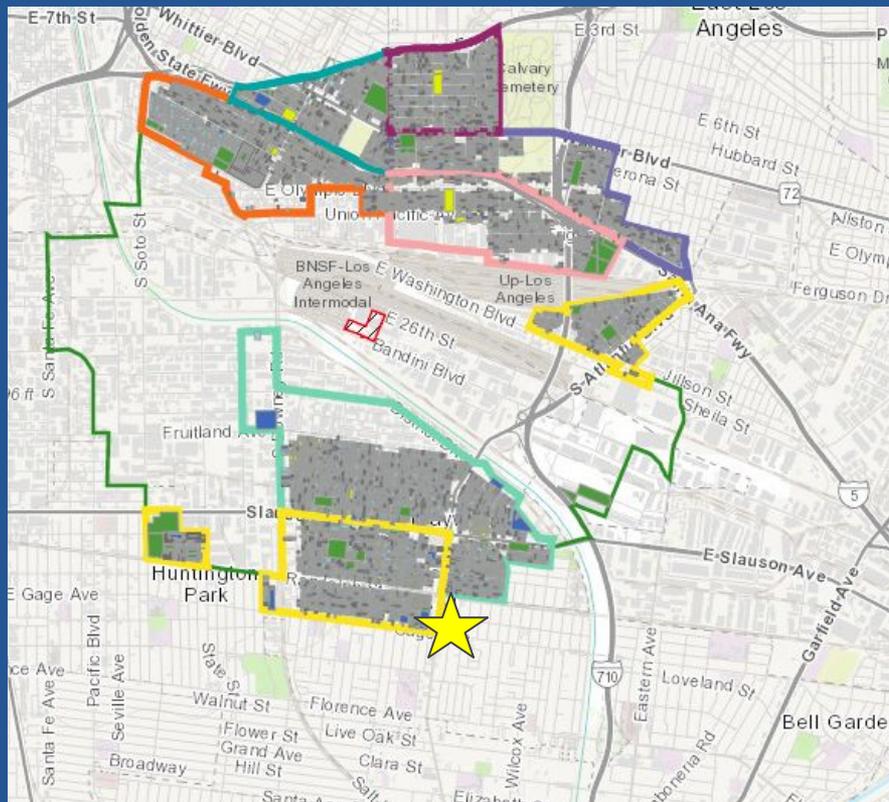
Was this property impacted by the Exide plant closure?

No. There is no evidence of impact.

Given the regulatory history and widely available public information, this would've been flagged in the Phase I report.

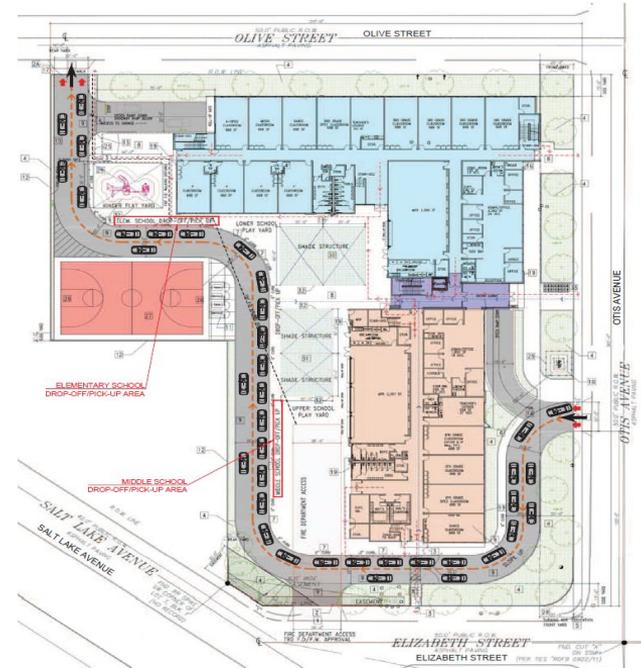
Parcel Status

-  Cleaned
-  Prioritized, Meets Cleanup Criteria as of January 1, 2020
-  Residential Parcel with a Representative Soil Lead Concentration between 80 ppm and 300 ppm.
-  No Cleanup Required
-  Access Not Provided. Please call 1-844-225-3887 if you would like to have your property sampled.



Traffic Study

- KIPP's comprehensive traffic study evaluated 20 intersections near the Project Site.
- The study concludes that none of the study areas would be significantly impacted by the Project.
- Pick-up and drop-off areas facilitate traffic circulation.
- Staggered pick-up and drop-off times further avoid traffic congestion.
- Pick-up and drop-off is separated for elementary and middle schools.





Next Steps in the campus process

KIPP SoCal does not plan to proceed with construction on the site until the pending litigation is resolved. Construction timelines may shift due to circumstances beyond our control, but we anticipate the following timeline.

- **Late 2021-** Litigation Resolves
 - **Mid 2022** - Procure Building Permit to Mobilize Construction
 - **Late 2023 (TBD)** - Deliver Facility
-

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**WITH
GRATITUDE**

The KIPP SoCal logo is contained within a circular graphic element consisting of a thick yellow outer ring and a white inner ring. The text is white and positioned in the lower right quadrant of the image.

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