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The appraisal summary which provides the owner with the required written statement of the appraisal basis for the offer • The amount of the offer • Terms and conditions of offer—potential for leaseback • Terms and conditions of offer—providing for deductions • Terms and conditions of the offer—providing for the interest of a lessee • Terms and conditions of the offer—provid-
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- Required Findings

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- Notice of the Hearing from Whom?
- Notice of the Hearing to Whom?
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Conduct of the Hearing Required for Adoption of Resolution of Necessity

- Conduct a Hearing That Is Not a Sham: The Norm’s Slauson Case
- Adequate Hearing and Administrative Record

Supporting the required finding “that the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.” Supporting board findings with substantial evidence that: (1) the public entity has complied with CEQA; (2) a sufficient Gov. Code § 7267.2(a) offer was made; and (3) the acquiring agency has the statutory power to condemn.

Transcribe the Hearing

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Preparing Eminent Domain Pleadings

Preparing the Complaint

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- Description of property
- Pleading that public entity may have a pre-existing interest
- Improvements pertaining to the reality: special needs
- Pleading right to take

Preparing and Serving the Summons

Required modification of Judicial Council form when service is by publication.