

Kristin L. Mendenhall

Staff Attorney | Los Angeles

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Kristin Mendenhall's practice focuses on eminent domain proceedings and other matters involving real estate acquisitions for public and private projects. Her experience includes preparation of pre-condemnation offers, analysis of appraisal reports, negotiations, filing of cases, discovery, briefing, trials, and appellate work. In addition to her eminent domain and real estate work, Kristin has worked on matters related to insurance coverage, including litigating environmental coverage issues and providing advisory opinions in response to insureds' claims made under automobile and commercial general liability policies.

Prior to joining Nossaman, Kristin was a Principal of a Los Angeles based law firm that specialized in eminent domain and redevelopment matters. Her work included management and litigation of eminent domain proceedings for LA Unified's school construction projects, which included many residential relocations and the closure of several fuel station businesses.

EXPERIENCE

City of Modesto. Currently assisting with eminent domain cases involving partial takings and goodwill issues for the State Route 132 West Freeway/Expressway Phase 1 Project involving the acquisition of dozens of commercial, farmland, orchard and residential parcels.

County of Stanislaus. Currently part of the team handling eminent domain litigation for (i) the State Route 108/North County Corridor Phase I Project which involves the construction of a new four-lane expressway, a new interchange and grade separated structures; and (ii) replacement of the historic 7th Street Bridge Project.

City of Bakersfield. Assisted with eminent domain cases involving claims for precondemnation damages in addition to claims for just compensation.

City of Los Angeles / Los Angeles World Airports (LAWA). Member of the legal team advising on real property matters related to a \$5 billion program to ease access in and out of the second largest airport in the U.S. by developing a consolidated rental car center, an elevated 2.5-mile automated people mover system, intermodal transportation facilities and a joint station connecting to Los Angeles' rail system.

Los Angeles County Metropolitan Transportation Authority. Handling eminent domain litigation for the Rosecrans/Marquardt Grade Separation Project, the Link Union Station Project and the Purple Line extension. Handled a quiet title action in Long Beach.

Southern California Edison. Assisted with filing of multiple eminent domain actions involving partial takings for its Valley South Subtransmission Project.

California High Speed Rail Authority. Currently assisting the California High Speed Rail Authority on acquisitions for the 80-mile Merced to Fresno segment of the project.

Santa Clara Valley Transportation Authority. Currently assisting with eminent domain litigation for VTA's BART Silicon Valley Phase II Project.

INSIGHTS

SPEAKING ENGAGEMENTS

Panelist, "Large Scale Projects: Planning for Success!," 2018 Northern California Eminent Domain Seminar Hosted by Nossaman LLP and Bender Rosenthal, Inc., Sacramento, CA, 04.18.2018

Panelist, "Large Scale Projects: Planning for Success," Nossaman's 2018 Southern California Eminent Domain Seminar, Costa Mesa, CA, 03.29.2018

Speaker, "To Tell or Not to Tell: Disclosure Obligations to Tenants of Potential Condemnation Actions," International Right of Way Association's Chapter 42 Spring Conference, Monterey, CA, 03.23.2018

PRACTICES

Eminent Domain & Valuation
Litigation

EDUCATION

Loyola Law School, J.D., 1992
Stanford University, B.A., 1981

ADMISSIONS

California
U.S. District Court, Central District of California