

# Katrina (Diaz) Wu

Associate | Orange County

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Katrina (Diaz) Wu is an eminent domain and real estate litigation attorney focusing primarily on eminent domain, inverse condemnation, tort, regulatory takings, and real estate and business valuation matters. Katrina also assists clients with contract disputes, land use/zoning, environmental, landlord/tenant, telecommunications and consumer dispute matters.

Katrina has worked on some of the largest infrastructure projects in California, assisting public agencies with the pre-condemnation and condemnation process, including drafting easements and other pre-condemnation documents, analysis of title issues, preparing and responding to motions, arguing motions in court, propounding and responding to discovery, negotiating settlements, and assisting with depositions and trial preparation.

Katrina is actively involved in California's real estate and transportation industries. She served as a Board member of the Women Transportation Seminar and is currently serving as a Corporate Sponsor and Scholarship committee members. She also works with Board and Advisory Board members of Mobility 21 to solve transportation challenges facing Southern California. Katrina is committed to civil justice and provides pro bono legal assistance and other support to the Orange County Public Law Center.

Katrina has presented on property acquisition and eminent domain related topics across the United States. She also regularly comments on court decisions and policies affecting eminent domain on the Firm's California Eminent Domain Report blog.

## EXPERIENCE

**San Bernardino County Transportation Authority (SBCTA).** Apart of the team representing SBCTA in its acquisition of property necessary for its Redlands Passenger Rail Project, a 9-mile extension of light rail service from San Bernardino to the City of Redlands. Katrina also represented SBCTA in connection with its Downtown San Bernardino Passenger Rail Project/San Bernardino Transit Center, a \$128 million, 1-mile extension of Metrolink service in San Bernardino.

**San Diego Association of Governments.** Member of the team representing SANDAG with property acquisitions for the Mid-Coast Corridor Transit Project, a \$1.7 billion, 11-mile trolley line extension from downtown San Diego to University City. Also provided real estate/condemnation services for the Inland Rail Trails Project. Katrina also represented SANDAG on the Inland Rail Trails Project.

**Southern California Edison.** Member of the team representing Edison in right-of-way acquisition services for the Falcon Ridge Substation Project which involves construction of a new substation and electrical transmission lines through San Bernardino County. Work included defeating a property owner's right to take challenge and securing favorable rulings on significant motions.

**Exposition Metro Line Construction Authority.** Assisting Metro in acquiring numerous properties for the Purple Line Westside Subway Extension Project, a \$6-plus billion, 9-mile subway extension through Beverly Hills and Westwood. Also assisting with the LAX/Crenshaw Transit Corridor Project, a \$2-plus billion, 8.5-mile light rail line through the Crenshaw and Inglewood area.

**Metro Gold Line Foothill Construction Authority.** Represented client in defending inverse condemnation and real property tort claims related to the Metro Gold Line Extension Project, and secured judgment in client's favor.

**Exposition Metro Line Construction Authority.** Member of the team that assisted the Authority in acquisitions of commercially developed properties in Santa Monica necessary for future terminal stations for Phase II of the project, and in securing easements for street widenings and utility relocations.

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

**T-Mobile.** Assist in a wide range of real estate, consumer and major litigation matters, including landlord/tenant and contract disputes, eminent domain and defending against state/federal consumer protection act violations.

**Orange County Transportation Corridor Agencies.** Provided representation related to the Tesoro Extension (SR 241).

## INSIGHTS

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### SPEAKING ENGAGEMENTS

Panelist, "The Early Stages of Litigation: Title Issues, Discovery, and Legal Issues Motions," Nossaman's 2019 Northern California Eminent Domain Seminar, San Francisco, CA, 03.26.2019

Panelist, "The Early Stages of Litigation: Title Issues, Discovery, and Legal Issues Motions," Nossaman's 2019 Southern California Eminent Domain Seminar, Los Angeles, CA, 03.19.2019

Speaker, "What You Need to Know About Rights of Entry," Lorman Education Services Webinar, 07.08.2016

Speaker, "Condemning Privately-Owned Utilities: Unique Right-to-Take and Valuation Issues," Nossaman's 2016 Southern California Eminent Domain Seminar, Costa Mesa, CA, 03.03.2016

Speaker, "Eminent Domain: Another Path to CEQA Challenges?," Nossaman's 2015 Southern California Eminent Domain Seminar, Costa Mesa, CA, 03.05.2015

### PUBLICATIONS

Co-Author, "Final Rule Amends FHWA, FTA & FRA Regulations to NEPA and Section 4(f)," *Nossaman eAlert*, 11.20.2018

Author, "Agencies cannot Make Conditional Final Offers of Just Compensation in Condemnation Actions," *Nossaman eAlert*, 06.01.2015

Co-Author, "A Closer Look at *T-Mobile v. Roswell*," *Law360*, 02.03.2015

Co-Author, "U.S. Supreme Court holds in Favor of Cell Tower Siting Applicants," *Nossaman eAlert*, 01.16.2015

Co-Author, "Temporary Regulatory Takings Do Exist In California!," *Law360*, 05.22.2013

Co-Author, "Temporary Regulatory Takings Do Exist in California!," *Nossaman eAlert*, 05.16.2013

Co-Author, "A Victory for Water Users in Siskiyou County," *Nossaman eAlert*, 01.10.2013

Author, "Double-Take: Two Recent CEQA Cases Illustrate the Perils of Deferred Mitigation," *Nossaman eAlert*, 12.06.2012

Co-Author, "Governor Signs Legislation Amending Fish and Game Code in Response to Input from Strategic Vision Process," *Nossaman eAlert*, 10.15.2012

Author, "Ninth Circuit Declines to Apply EIS Requirements to an EA," *Nossaman eAlert*, 10.09.2012

## HONORS & RECOGNITIONS

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Selected to the Southern California Rising Stars list, 2015-2019

Wiley W. Manuel Certificate for Pro Bono Legal Services, California State Bar Association, April 2014

## COMMUNITY & PROFESSIONAL

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Women Transportation Seminar, Scholarship Committee Chair, Orange County Chapter

Mobility 21, Member

Eminent Domain and Land Use Committee Member of the Transportation Research Board

International Right of Way Association, Chapter 67

Orange County Bar Association, Pro-Bono Committee Member

## PRACTICES

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Eminent Domain & Valuation

Environment & Land Use

Litigation

Real Estate

## EDUCATION

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Chapman University School of Law, J.D., 2012, *cum laude*; Articles Editor, *Chapman Law Review*; Moot Court Executive Board Member

University of California, Irvine, B.A., 2006

## ADMISSIONS

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California

U.S. District Court, Central District of California