MILLER STARR REGALIA



Angela Yu

Shareholder

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Angela J. Yu is a seasoned litigation and trial attorney focused on matters concerning boundary line, easement, and other real property disputes; eminent domain and inverse condemnation; and complex business litigation. She represents private entities and individuals and public entities in all stages of litigation in both federal and state courts.

Angela is also a contributor to the Miller & Starr treatise on California real estate.

Prior to joining Miller Starr Regalia, Angela worked as a commercial litigator in the Orange County office of Crowell & Moring LLP, an international law firm. In 2018 and again in 2019, Angela was recognized as a "Northern California Super Lawyer - Rising Star" in Business Litigation.

Practice Areas

- Commercial & Business Litigation

Education

J.D., University of Southern California Gould School of Law (2008)

- Senior Editor, Southern California Review of Law and Social Justice

B.A., University of California, Berkeley - Molecular and Cell Biology and a minor in Latin, with honors (2004)

Representative Matters

Baum v. Campos, et al., *Contra Costa County Superior Court.* Representing property owner in boundary line dispute involving claims of prescriptive easement and equitable easement. Decision entered in favor of client following trial.

City of Santa Clara v. D.E. II Restaurants, Inc., Santa Clara County Superior Court. Represented City in eminent domain litigation involving mixed-use redevelopment of City-owned property. Order entered in favor of client following trial of objections to right to take private property by eminent domain. Successfully defended client against multi-million dollar claims of precondemnation damages and just compensation at trial.

Pacho Limited Partnership, et al. v. Eureka Energy Co., San Luis Obispo County Superior Court. Represented property owner in dispute involving long term lease of Wild Cherry Canyon, 2,400 acres of pristine coastline near the Diablo Canyon Power Plant. Judgment entered in favor of client following trial.

Weseloh, et al. v. County of Santa Cruz, Santa Cruz County Superior Court. Represented County in dispute challenging accepted dedication of walkway for public use. Appellate decision entered in favor of client following trial and appeal.

1488 Bonifacio Associates, LLC v. 1491 Bonifacio Rd, LLC, *Monterey County Superior Court*. Successfully represented property owner in dispute involving view easement.

Napa County Flood Control and Water Conservation District*, Napa County Superior Court*. Representing flood control agency in multiple eminent domain litigations to acquire property necessary for its construction of U.S. Army Corps of Engineers Civil Works project.

Pacific Gas and Electric Company*, Madera County Superior Court*. Representing gas and electric company in multiple eminent domain litigations to obtain property necessary for its Borden-Gregg 230kV Project.

Silicon Valley Power*, Santa Clara County Superior Court*. Representing municipally-owned electric utility in multiple eminent domain litigations to acquire property necessary for its construction of 2.24 miles of new 115 kilovolt (kV) transmission lines.

Associations

Contra Costa County Bar Association Real Estate Section – Former President

Orange County Asian American Bar Association – Former Secretary

National Asian Pacific American Bar Association

Federal Bar Association

Awards & Recognition

Super Lawyers Northern California Rising Star – Business Litigation (2018-2019)

Super Lawyers Southern California Rising Star – Antitrust Litigation (2014–2016)

Court Admissions

California

United States District Court - Northern District of California

United States District Court - Southern District of California

United States District Court - Central District of California

United States District Court - Eastern District of California

Languages

Cantonese

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