



**NOTICE OF HEARING  
(Cal. Code Civ. Proc. § 1245.235)**

**NOTICE OF HEARING REGARDING THE INTENTION OF THE VENTURA COUNTY TRANSPORTATION COMMISSION TO CONSIDER THE ADOPTION OF A RESOLUTION FINDING AND DETERMINING THAT THE PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN PROPERTY FOR PUBLIC PURPOSES**

**DATE:** October 12, 2023

**TO:** DELAWARE HIDDEN VALLEY GRAND APT LLC  
C/O SHEPPARD MULLIN  
650 TOWN CENTER DRIVE, 10<sup>TH</sup> FLOOR  
COSTA MESA, CA 92626-1993

**Notice of the Intent of the Committee of the VENTURA COUNTY TRANSPORTATION COMMISSION to Consider a Resolution of Necessity.**

**YOU ARE HEREBY NOTIFIED**, pursuant to Code of Civil Procedure Section 1230.010, *et seq.*, that the Commission intends to consider the adoption of a Resolution of Necessity for acquisition by eminent domain of certain real property ("Property") in connection with the Simi Valley Double Track and Platform ("Project").

The first parcel is located at 5008 Arroyo Lane, Simi Valley, CA 93063 and bears the APN: 644-0-210-095. The property interests required are a storm drain easement (SV:EST-002) 4,104 square feet in size, two temporary construction easements (SV:TCE-013) 1,987 square feet; and (SV:TCE-014) 6,181 square feet in size for three-year terms. The second parcel at 5112 Hidden Vista Ct, Simi Valley, CA 93063 and bears the APN: 644-0-210-115. The property interests required on this parcel are a partial fee acquisition (SV:Part-001) 55 square feet in size and a temporary construction easement (SV:TCE-004) 4,762 square feet in size for a three-year term. These property interests are legally described in attached Exhibits A and are depicted on attached Exhibits B.

The hearing will be held on **November 3 at 9:00 a.m.** or as soon thereafter the Committee can hear said matter, at the Camarillo City Hall Council Chambers located at 601 Carmen Drive, Camarillo, CA 93010.

You, as a person claiming or having an interest in and to the Property, are hereby notified that you have the right to appear and be heard on the issues to be considered at that hearing. The issues which will be considered are set forth in California Code of Civil Procedure Section 1240.030, and include:

1. Whether the public interest and necessity require the Project;
2. Whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the Property sought to be acquired is necessary for this Project;
4. Whether the offer to purchase as required by section 7267.2 of the California Government Code has been made to the owner of the property;
5. Whether the Committee has statutory authority to acquire the Property by eminent domain;

6. Whether the Committee fully complied with the California Environmental Quality Act (“CEQA”); and
7. Whether the Committee has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain to acquire the Property, as well as any other matter regarding the right to take said Property by eminent domain;

A copy of the proposed Resolution of Necessity will be available on the VCTC website prior to the November 3, 2023 hearing.

If you wish to be heard at this hearing, you MUST FILE A WRITTEN REQUEST, indicating your intent to appear and be heard within 15 days after the date of mailing of this Notice. Failure to file a written request to appear and be heard within 15 days after the date of mailing of this Notice may result in a waiver of the right to appear and be heard by the Board. The written request to appear and be heard should be filed with:

Ventura County Transportation Commission  
Attn: Clerk of the Board, Roxanna Ibarra  
751 East Daily Drive, Suite 420  
Camarillo, CA 93010

If you elect not to appear and not to be heard, you will only be foreclosed from raising in a court of law the issues that are the subject of this noticed hearing and that are concerned with the right to take the Property by eminent domain.

The amount of the compensation to be paid for the acquisition of the Property is not a matter or issue being heard by the Committee at this time. Your nonappearance at this noticed hearing will not prevent you from claiming greater compensation, as may be determined by a court of law in accordance with the laws of the State of California. This notice is not intended to foreclose future negotiations between you and the Committee on the amount of compensation to be paid for the Property.

For further information, contact Danny Mendoza (714) 227-2531.

  
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Danny Mendoza  
Senior Project Manager  
HDR, Inc., Real Estate Services

Dated and Mailed: 10-12-23

Attachments:

Exhibit A – Legal Descriptions (5008 Arroyo Lane)  
Exhibit B – Plat Maps (5008 Arroyo Lane)

Exhibit A – Legal Descriptions (5112 Hidden Vista Ct)  
Exhibit B – Plat Maps (5112 Hidden Vista Ct)

**REQUEST TO BE HEARD ON RESOLUTION OF NECESSITY  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_ Signature \_\_\_\_\_