

From: [Duggan, Scarlet](#)
To: [REDACTED]
Cc: [Salazar, Cindy](#)
Subject: RE: Oppose cell towers
Date: Thursday, December 11, 2025 2:46:17 PM

Hi Dr. Karimpour,

We have received your email below. Please note that your email will be provided to the Zoning Administrator as it relates to the 12/18/25 public hearing of PA25-0072.

Thanks,

Scarlet Duggan, Land Use Manager
OC Public Works | Development Services
601 N. Ross Street, Santa Ana, CA 92701 | (714) 667-1606



From: Mona Karimpour [REDACTED]
Sent: Wednesday, December 10, 2025 8:19 AM
To: Duggan, Scarlet <scarlet.duggan@ocpw.ocgov.com>; Salazar, Cindy <Cindy.Salazar@ocpw.ocgov.com>
Subject: Fwd: Oppose cell towers

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dr. Mona Karimpour

[REDACTED]
December 2, 2025

To:
Mrs. Scarlet Duggan
Orange County Public Works – Zoning Administrator

Subject: Public Comment in Strong Opposition to Proposed Cell Towers in Pelican Hill Application #: PA25-0072

Dear Mrs. Duggan and Members of the Zoning Administration,

I am submitting this letter as a Newport Beach resident, a practicing physician, and the mother

of two young children. My home is located approximately 300 feet from the proposed installation site of two commercial-grade cellular towers disguised as eucalyptus trees in Pelican Hill, directly above the Cameo community and adjacent to the park where my children play regularly.

I write to express my **strong and unequivocal opposition** to this project for the following reasons:

1. Proximity to Children’s Recreation Areas

The proposed towers would stand near a heavily used neighborhood park where my children and many others spend time daily. While federal law limits the extent to which health concerns may be considered, it is impossible to ignore the discomfort and anxiety this creates for parents who strive to protect their children’s environment. No family expects large-scale commercial infrastructure to be placed so close to areas specifically intended for children to gather and play.

2. Direct Visual Impact and Degradation of Our Home Environment

The windows of my home face directly toward the proposed tower site. The “plastic eucalyptus” structures—by nature tall, bulky, and artificial—would dominate our view and permanently alter the natural landscape. As someone who chose this neighborhood for its open space, vistas, and peaceful character, the visual intrusion is unacceptable and incompatible with the existing community setting.

3. Significant Negative Impact on Property Values

The introduction of two commercial cellular towers within 300 feet of my residence presents a serious concern for property devaluation. Real-estate analyses consistently show that properties located in close proximity to visible telecommunications structures experience measurable reductions in market value. This project would impose a financial burden on homeowners who have invested their life savings into maintaining their homes and the quality of their neighborhood.

4. Safety and Fire-Risk Considerations

The location selected by the applicant is situated on a slope adjacent to residential structures. As a physician and a parent, I am highly concerned about infrastructure-related fire risks in an area known for high winds and dense vegetation. Community safety should be paramount, and placing industrial equipment within such close range of homes is inappropriate and avoidable, especially when alternative locations exist.

5. Availability of Less Intrusive, More Effective Alternatives

Pelican Hill contains extensive open land and elevated non-residential areas that would allow for improved coverage without imposing direct burdens on nearby families and homeowners. A more remote and higher-elevation location would provide broader service area improvements for Cameo, Pelican Resort & Golf Course, Corona del Mar, and wider Newport Beach—**without harming residents or their property values**. Choosing an unnecessary residential-edge site is neither justified nor responsible planning.

For these reasons, I respectfully request that the County **deny the proposal** and require the applicant to pursue an alternative location that does not place disproportionate impacts on families, children, and homes.

Thank you for your time, your attention to community concerns, and your commitment to responsible zoning decisions. I appreciate the opportunity to submit this comment.

Sincerely,

Mona Karimpour, DO
Physician & Local Resident
Mother of Two Children