

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



---

**From:** Frank Mokhtari [REDACTED] >  
**Sent:** Tuesday, November 25, 2025 2:25 PM  
**To:** Duggan, Scarlet <scarlet.duggan@ocpw.ocgov.com>  
**Cc:** Foley, Katrina [REDACTED]; Onuma, Kevin [REDACTED]  
**Subject:** Happy Thanksgiving & Final decision due ref: Application Number PA25-0072

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

Hello Scarlet,

Happy Thanksgiving and Happy Holidays to you. I hope you and your family are well.

I will be submitting additional documents shortly if necessary, including the petition signatures collected from Cameo residents. In the meantime, I am writing to formally confirm with you **Cameo Shores/Cameo Highlands Association Board's decision to reject the proposed cell towers** at the border of our community, following their review of the OCFA conditional approval letter.

Our community received the Public Hearing Notice and observed the posted signs last week. Although the date and time selected for the hearing fall during the holiday season and normal work and school hours, many residents are prepared to attend in order to express their concerns regarding the project's location, proximity to homes and the children's park, and its placement within a Very High Fire Hazard Severity Zone.

Since the Association has **formally declined to consent to the project**, the conditions of

approval required by OCFA **cannot be satisfied**. Given that these conditions are mandatory for the project to proceed, it would be appropriate and efficient for the County to communicate with the applicant about the Association's refusal letter prior to the hearing, and ask them to consider alternative locations away from homes for their project . Proceeding with a public hearing despite unmet required conditions would result in unnecessary use of time and resources for both residents and the County.

Thank you for including this correspondence in the public record. I will follow with the remaining documents next week

Sincerely,

Azita Mokhtari- [REDACTED]

[REDACTED]



November 21, 2025

Ms. Scarlet Duggan, Land Use Manager  
Orange County Public Works, Development Services  
601 N. Ross Street  
Santa Ana, CA 92701  
BY EMAIL (scarlet.duggan@ocpw.ocgov.com)

Mr. Ray Diaz  
Deputy County Counsel  
County Administration North  
400 W. Civic Center Drive, Ste. 202  
Santa Ana, CA 92701  
BY EMAIL (ray.diaz@coco.oc.gov)

Re: Application Number PA25-0072

Dear Ms. Duggan and Mr. Diaz:

Our Board is the governing body of the Cameo Community Association, the homeowner association representing the Cameo Shores and Cameo Highlands neighborhoods in Corona Del Mar. As you know, AT&T and Verizon have filed permit applications to install two, 40 foot tall cell towers immediately adjacent to the Cameo Communities, just inside the fence line of Pelican Hill golf course. We support efforts to bring more reliable cell service to the Cameo Communities, are open to the placement of cellular equipment on the golf course and initially took a neutral position on the proposal. In light of new information filed with the County by the applicants, however, we have significant concerns that challenge our previous position and we are now strongly opposed to the project.

Based on plans<sup>1</sup> filed with the County by the applicants, it has come to our attention that both cell towers will require standby backup power. As presented in these documents, this will in turn require 57 kilowatts of combined generating capacity, 275 gallons of diesel fuel storage and two large batteries. Further, we understand that the Orange County Fire Authority ("OCFA") will require

---

<sup>1</sup> Please see architectural drawings prepared for (i) Verizon by Fulsang Architecture, p. A-6.0 and (ii) AT&T by DCI Pacific, p. A03.



Ms. Scarlet Duggan

Mr. Ray Diaz

Page 2

the applicants to implement fuel modification<sup>2</sup>, which may, among other possible measures, include a 100 foot radius vegetation clearance throughout the area surrounding the towers. These requirements have not been previously disclosed to us and are, for several reasons, untenable for our Community.

First, all of Cameo Highlands, most of Pelican Hill, all areas east of Cameo Shores Road and much of greater Corona Del Mar are located in a Very High Fire Hazard Severity Zone, as recently designated by the California State Fire Marshall. As you know, this is the highest fire risk designation the state can assign. New fire maps, increasing the severity of both our neighborhood's and Pelican Hill's designations, were just published earlier this year. The tragic Palisades fire, which occurred in a neighborhood similar to ours in climate, vegetation and topography, showed the existential threat posed by fire to California's dense coastal communities. Accordingly, it would be inappropriate and irresponsible to embed large, combustible industrial equipment such as diesel generators, diesel fuel storage and batteries within the tree-lined, brush-covered environment that surrounds the proposed location.

Second, OCFA, which recognizes the magnitude of this risk, will require substantial fuel modification, including "removal of undesirable species . . . or a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structure" [emphasis added]. No definition of "undesirable" or "combustible" has been provided. If implemented, however, vegetation removal and/or a minimum 100 foot separation could significantly harm our Community, possibly resulting in the decimation of the tree line that borders our neighborhood to the north, one of our Community's most distinctive natural features, and/or the removal of vegetation and trees from our Community park on Surrey Drive. This is unacceptable to the Community.

We call upon the carriers and the County to develop and propose, in consultation with the Community, alternative, less invasive and less potentially destructive wireless communication solutions than building new 40 foot tall cell towers right next to our Community. Again, we welcome improved cellular service and are open to the placement of cellular facilities on the golf course, provided they are located a minimum safe distance away from our homes and do not require us to deforest our beautiful neighborhood. We would welcome the opportunity to further discuss these matters with all stakeholders.

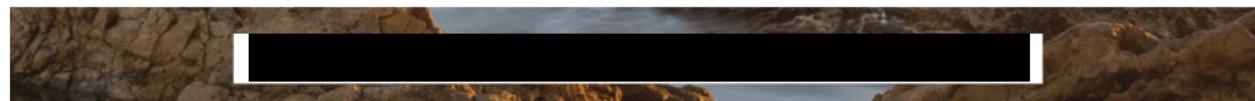
Sincerely yours,

CAMEO COMMUNITY ASSOCIATION BOARD OF DIRECTORS

*[Additional recipients listed on following page.]*

---

<sup>2</sup> Please see OCFA conditional approval letter dated October 15, 2025 (OCFA Service Request SR #25004916).



Ms. Scarlet Duggan

Mr. Ray Diaz

Page 3

cc: The Honorable Katrina Foley  
Orange County Supervisor, Fifth District  
County Administration North  
400 W. Civic Center Drive, 6<sup>th</sup> Floor  
Santa Ana, CA 92701  
BY EMAIL [REDACTED]

Ms. Deborah Cussen  
Senior V.P. & General Counsel  
The Irvine Company  
550 Newport Center Drive  
Newport Beach, CA 92660  
BY EMAIL  
([REDACTED])

Ms. Laura Whitten  
Senior Cell Site Director  
The Irvine Company  
550 Newport Center Drive  
Newport Beach, CA 92660  
BY EMAIL ([REDACTED])

Mr. Peter Blied  
PlanCom, Inc.  
250 El Camino Real, Suite 117  
Tustin, CA 92780  
BY EMAIL ([REDACTED])

