

From: [Duggan, Scarlet](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Concerns regarding Pelican Hill PA25-0072; SR #25004916; PR105 Site Development Review
Date: Monday, December 1, 2025 10:50:32 AM
Attachments: [Cellular Tower Resident Concerns.pdf](#)

Hi Karen,

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

Thank you,

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

-----Original Message-----

From: Karen Schuster [REDACTED]
Sent: Sunday, November 30, 2025 9:17 PM
To: Duggan, Scarlet <scarlet.duggan@ocpw.ocgov.com>
Cc: Sofrito Assurance LLC [REDACTED]
Subject: Concerns regarding Pelican Hill PA25-0072; SR #25004916; PR105 Site Development Review

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

Dear Ms. Duggan,

I am a resident of Cameo Highlands in Corona Del Mar who has concerns about Pelican Hill PA25-0072; SR #25004916. Please see my attached letter outlining my concerns, suggestions, and requests for information.

Please let me know if you can send the requested information and documentation to me electronically or if I need to go pick it up.

I would appreciate it if you can confirm receipt of this email and the attached letter as soon as possible because the review meeting is scheduled for Dec 4th.

Thank you.

Karen Schuster

Karen Schuster

[REDACTED]

[REDACTED]

[REDACTED]

Date: December 01, 2025

OC Development Services
Attn: Ms. Scarlet Duggan
601 N. Ross Street
Santa Ana, CA 92701
Email: scarlet.duggan@ocpw.ocgov.com

Re: Public Comment and Request for Documentation - Pelican Hill PA25-0072; SR #25004916; PR105 Site Development Review

Hearing Date: December 4, 2025, 1:30 PM

Dear Ms. Duggan and Members of the OC Development Services Review Committee,

As a resident of Corona Del Mar who walks by the proposed site multiple times each week, I am deeply concerned about the impact this project would have on the neighborhood. The proposed facility would replace a natural green space with cell towers and support equipment, introducing the hum of power systems and generators in place of the peaceful sounds of birds and other wildlife. This would permanently alter the character and livability of the area.

This location currently serves as a peaceful, family-friendly environment where children play, neighbors walk, and residents enjoy the natural surroundings. Replacing this space with industrial equipment risks making the park and nearby walking paths less desirable and incompatible with their intended community and recreational purpose.

I respectfully request that OC Development Services require full documentation and evidence before any approval of the proposed wireless facility. This should include, at a minimum, the following items:

Site Development Plans and Drawings:

Complete plans, elevations, concealment designs, and landscaping showing neighborhood impact.

Technical Documentation:

RF coverage maps, engineering reports, and propagation analyses supporting the proposed location.

Environmental Review:

Applicable CEQA documentation or equivalent environmental review.

Alternatives Analysis:

Evaluation of feasible alternate locations, co-location options, or lower-height solutions. The proposed location is only appropriate if it is the last resort.

Relocation Suggestion

Analysis of moving the facility further into the golf course where natural elevation and vegetation reduce impacts and distance it from homes.

Sincerely,
Karen Schuster

My Requests for Information and Documentation

As a resident who regularly walks by the proposed site, I am concerned about the long-term impacts this project would have on our family-oriented, community-focused neighborhood. Transforming this green space into an industrial utility area would reduce its suitability for recreation, negatively affect children and families, and diminish its community value. I request:

- **Site Development Plans and Drawings:** Complete plans, elevations, concealment designs, and landscaping showing neighborhood impact.
- **Technical Documentation:** RF coverage maps, engineering reports, and propagation analyses supporting the proposed location.
- **Environmental Review:** Applicable CEQA documentation or equivalent environmental review.
- **Alternatives Analysis:** Evaluation of feasible alternate locations, co-location options, or lower-height solutions.
- **Relocation Suggestion:** Analysis of moving the facility further into the golf course where natural elevation and vegetation reduce impacts and distance it from homes.
- **Staff Reports / Public Input:** All staff memoranda, internal reports, and public comments received to date.

Map of Potential Alternate Locations

