

# Gregory W. Sanders

Partner | Orange County

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Greg Sanders specializes in land use entitlement, environmental, and real estate transactional matters. He represents telecommunications and real estate development companies, real estate investors, and government agencies throughout California on various matters, including general plan conformity, zoning, environmental issues, permitting of complex real estate development projects, development agreements, telecommunications facilities, and on real estate purchases, sales, and lease matters.

Greg has prepared general plan provisions, general plan amendments, zoning ordinances, use permits, conditions of approval, and development agreements for various land use matters in more than 30 jurisdictions in California.

He drafted bills and worked with the State legislature and staff to enact legislation authorizing financing and construction of the San Joaquin, Foothill and Eastern Toll Roads in Orange County, California, which are the first toll roads built in the state.

## EXPERIENCE

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**Sprint PCS.** Representing client in its telecommunications network build-out in Central and Southern California and Southern Nevada, providing advice and assistance on leasing, title, zoning and permitting issues.

**T-Mobile USA, Inc.** Representing client in its telecommunications network build-out in Southern California, providing advice and assistance on leasing, title, zoning and permitting issues.

**Shapell Industries.** Representing Shapell and its subsidiary, S&S Construction Company, on general plan, zoning, development agreement and all other land use entitlement matters.

**Talega Associates, LLC.** Representing developer of a 3,000+ acre master planned community on all general plan, zoning, development agreement and other land use entitlement and environmental matters, development agreement and related issues.

**Rosedale Ranch.** Representing owner of a proposed 1,660-acre master planned community located in Kern County, in the sphere of influence of Bakersfield, on all general plan amendment, zoning, development agreement and other land use entitlement, transactional real estate and environmental issues. When complete, the project will include 6,000 residential units and a regional retail shopping center.

**Mindeman Ranch.** Representing client on all general plan, zoning, development agreement and other land use entitlement matters and compliance with the Riverside County Multiple Species Habitat Conservation Plan for an 880-acre ranch located in the sphere of influence of Corona, California.

**Rancho Maria.** Representing client on all general plan, zoning and endangered species issues.

**Transportation Corridor Agencies.** Advised the Orange County TCAs (the first entity to construct toll highways in California) on land use and legislative matters involving construction of three toll roads.

**Standard Pacific.** Representing developer of residential communities on general plan, zoning, development agreement and other land use entitlement and environmental matters.

**Coto De Caza.** Represented the developer of Orange County's premier gate guarded community on general plan, specific plan, zoning, development agreement and other land use entitlement matters.

## INSIGHTS

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### SPEAKING ENGAGEMENTS

Speaker, "Case Law Update," Nossaman's 2017 California Coastal Law Conference, La Jolla, CA, 10.10.2017

Speaker, "2015 Environmental & Land Use Seminar," Nossaman's 2015 Environmental & Land Use Seminar, Newport Beach, CA, 09.22.2015

Speaker, "Quick Hits – Coastal Case Law Update," Nossaman's 2015 California Coastal Law Conference, La Jolla, CA, 05.07.2015

Speaker, "Current Coastal Policies on Permitting Sea Walls & Other Shoreline Protective Devices," Nossaman's 2013 California Coastal Law Conference, San Diego, CA, 10.08.2013

### PUBLICATIONS

Co-Author, "U.S. Supreme Court holds in Favor of Cell Tower Siting Applicants," *Nossaman eAlert*, 01.16.2015

## HONORS & RECOGNITIONS

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Selected to the Super Lawyers list for 2010-2013

## COMMUNITY & PROFESSIONAL

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Association of California Water Agencies, Region 5 Board Member  
Urban Land Institute

## PRACTICES

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Environment & Land Use  
Coastal Development  
Telecommunications Facilities  
Real Estate  
Water Law

## INDUSTRIES

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Renewable & Alternative Energy  
Telecommunications

## EDUCATION

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Pepperdine University School of Law, J.D., 1977  
California State University, Fullerton, M.A., 1993 | B.A., 1972

**ADMISSIONS**

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California  
District of Columbia