



JEFFREY M. PEMSTEIN

DIRECTOR – RCH GROUP

VICE PRESIDENT – TOWNE DEVELOPMENT OF SACRAMENTO/ZILBER, LTD.

Jeffrey Pemstein has extensive experience in providing planning, environmental services, project management, and coordinating contract staff services to cities, counties, state agencies, and special districts.

As a Director of RCH Group, Jeff is involved in land planning, land acquisition, and entitlements of various projects. Working closely with consultants, staff, and other professionals, he analyzes all aspects of prospective projects for feasibility. As Regional Manager for Towne Development of Sacramento and a Vice President of Zilber, Ltd. Jeff manages a real estate portfolio which includes single- and multi-family residential projects throughout Northern California and Nevada.

As Founder and former Principal of Pacific Municipal Consultants, he provided staff support and development services to over 85 cities, counties and special districts throughout California. He has successfully worked with numerous communities and developers on a wide range of projects. Jeff's involvement in projects has included numerous CEQA and NEPA environmental studies, General Plan Update assistance, land planning, feasibility studies, and entitlement processing with local agencies. He has prepared and managed all forms of environmental documents including EIR's, Negative Declarations, Mitigation Monitoring Programs, Environmental Assessments, EIS's.

Jeff has managed and prepared a range of special studies and projects including specific plans, general plan amendments, development agreements, comprehensive development codes, zoning code amendments, variances and updates, planned unit developments, tentative maps, final maps, annexations, housing, watershed studies, public facility plans, and departmental/organizational policies. Serving in the capacity of Project Manager he has been involved in a number of large-scale and mixed-use development projects including document and staff report presentations to elected and appointed officials, and the management of a team of technical specialists.

Jeff serves as Vice Chair of the Board of Directors for the North State Building Industry Association and Chair of the NSBIA Flood Control and Infrastructure Task Force. He is the former Executive Director of the Yolo Habitat JPA and a member of the American Planning Association and Urban Land Institute.

EDUCATION

MA, Urban and Regional Planning, Cornell University

BA, Sociology and Urban Economics, Occidental College