



# CITY OF PINOLE

Development Services Department

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## TENTATIVE PARCEL MAP

**Tentative Parcel Maps** (TPM) allows the subdivision of land into four (4) or fewer parcels for commercial, industrial, or residential purposes. Proposed maps are evaluated for consistency with the California Subdivision Map Act, the City's General Plan, Zoning Ordinance, applicable Specific Plans, and other related City standards. Consideration of a TPM is a discretionary act. Approval is determined through a public hearing with the Planning Commission. This allows the City to deny an application if it determines that the use will have a negative impact on the community.

### Materials Required for a TPM

- Less than 4 lots: \$1,347 / 5 or more lots: \$2,685
- Fee: \$160 fee for sign to be posted on site
- Fee: \$100 mailing fee
- Mailing labels for property owners and residents within 1000 ft. radius of the subject site
- Completed Planning Application Form
- Proposed Map
- Title Report not more than one (1) year old
- Electronic version of the plans (pdf or jpeg)
- Ten (10) full-size sets of plans and one (1) reduced 11x17 size
- Other information the Planner or Planning Commission determines necessary to evaluate the proposed project (Ord. 564 §1(part), 1994)

To avoid project delays, all materials are required to deem the application complete and ready for review. If there are any questions, please contact the Planning Department at (510) 724-8912.

### Final Map

The applicant has three years commencing from the date of approval to file the final map. To file the final map, legal descriptions, the final map, and plan check fee made payable to the County Recorders' office. For more information, please contact Public Works at (510) 724-9010.