



Community Development Department
14000 City Center Dr., Chino Hills, CA 91709
P: (909) 364-2740
E: communitydevelopment@chinohills.org

LM No.: _____
Submittal Date: _____
Accepted By: _____

LOT MERGER

Pursuant to Article 1.5 of the Subdivision Map Act, this application is required to merge two (2) or more contiguous lots into one (1) lot.

APPLICANT INFORMATION

Name: _____ Phone: _____
Company/Business Name (if applicable): _____
Address: _____
E-mail: _____

ENGINEER OF RECORD

Name: _____ Phone: _____
Company/Business Name (if applicable): _____
Address: _____
E-mail: _____ License Number: _____

PROJECT INFORMATION

Nearest Cross Streets:

APN:	Tract:	Lot:	General Plan Land Use:	Zoning:	Original Lot Size:	Proposed Lot Size:

REASON FOR LOT MERGER

APPLICANT CERTIFICATION

I/we certify under penalty of perjury that I/we am/are the Applicant for the project and that, to the best of my/our knowledge, the information contained in this application is true and correct.

I/we further agree that if any such information proves false or incorrect, the City of Chino Hills shall be released from any liability incurred if the application is approved.

APPLICANT SIGNATURE(S)

Print Name: _____ Signature: _____

SUBMITTAL CHECKLIST:

ALL ITEMS MUST BE INCLUDED AT THE TIME OF SUBMITTAL

- ☐ **One (1) signed and dated** copy of the "Trust Deposit Account Procedures/ Agreement" Form.
- ☐ **Application Fee** – Refer to current fee schedule.
- ☐ **One (1) signed and dated** copy of the "Parcel Information and Owner Certification Form (Page 3).
- ☐ **Three (3) copies and one (1) pdf copy** of Grant Deed.
- ☐ **Three (3) copies and one (1) pdf copy (with active hyperlinks)** of Preliminary Title Report (dated within last 6 months).
- ☐ **Three (3) copies and one (1) pdf copy** of Exhibit "A" – Legal Description (Wet stamped/signed by Licensed Professional Engineer or Land Surveyor).
- ☐ **Three (3) copies and one (1) pdf copy** of Exhibit "B" – Property Plat Map (Wet stamped/signed by Licensed Professional Engineer or Land Surveyor Engineer).
- ☐ **Three (3) copies and one (1) pdf copy** of any/all reference maps, deeds or easements relative to the subject parcel.

Required Findings for Approval:

To qualify for a Lot Merger the following findings must be met:

1. The lots to be merged at the time of the merger are under common ownership.
2. The lots as merged will be consistent with or be more closely compatible with the applicable land use district regulations and any other planning policies relating to the subject property and lot configuration.
3. The lot as merged will not be deprived of legal access as a result of the merger and access to the adjoining lots will not be restricted by the merger.
4. All current and any delinquent taxes have been paid on all affected lots.

Plan Check Review Process:

1. Applicant submits application, along with supporting documents, to the Community Development Department for processing.
2. The Community Development Department routes the submitted documents to a 3rd party engineering consultant (at the applicants cost) for review. A supplemental deposit may be required depending on the scope of the application.
3. Upon approval of the application and exhibits by the City, the Applicant is responsible to have the document recorded at the San Bernardino County Recorder's office.
4. After recordation, the applicant shall provide the Community Development Department with a copy of the recorded document.

CONTINUED ON NEXT PAGE

PARCEL INFORMATION AND OWNER CERTIFICATION*

PARCEL INFORMATION

PROPERTY OWNER – (PARCEL “A”)

Property Owner: _____

Address: _____

Phone: _____ Email: _____

PROPERTY LOCATION – PARCEL “A”

Address: _____

Assessor Parcel No.: _____

Tract: _____ Lot: _____

PROPERTY OWNER – (PARCEL “B”)

Property Owner: _____

Address: _____

Phone: _____ Email: _____

PROPERTY LOCATION – PARCEL “B”

Address: _____

Assessor Parcel No.: _____

Tract: _____ Lot: _____

PROPERTY OWNER CERTIFICATION

I/we, the undersigned owner(s) or authorized agent for the person/organization owning the land(s) for which this application is made, state that I/we am/are aware that the application is being filed with the City of Chino Hills Community Development Department, and that, to the best of my/our knowledge, the information contained in this application is true and correct. I/we further agree that if any such information proves false or incorrect, the City of Chino Hills shall be released from any liability incurred if the application is approved.

I (We) further agree that if any such information proves to be false or incorrect, the City of Chino Hills, special party or taxing district affected thereby are and shall be released from any liability incurred if a certificate of compliance is or has been issued on the basis of this application. I (We) understand that under such circumstances any such certificate shall be null and void and shall be returned to the City for cancellation.

When signing on behalf of the owner(s) as an “Authorized Agent”, attach a notarized copy of the Power of Attorney or a notarized letter of authorization. If a corporation, partnership, or other group owns property, signer should indicate corporation position or title and submit corroborating documentation.

I (We) hereby declare that all of the following are true:

1. The parcels are contiguous (side by side).
2. The parcels are in the same tax rate area (refer to tax bill).
3. Taxes on all parcels are paid and current.
4. Ownership of all parcels is under the same name.

PROPERTY OWNER/AUTHORIZED AGENT SIGNATURE(S) – PARCEL “A”

Print Name: _____ Signature: _____

Print Name: _____ Signature: _____

PROPERTY OWNER/AUTHORIZED AGENT SIGNATURE(S) – PARCEL “B”

Print Name: _____ Signature: _____

Print Name: _____ Signature: _____

***ATTACH ADDITIONAL SHEETS IF MORE THAN TWO (2) PARCELS.**