



City of Mission Viejo Master Fee Schedule

PLANNING FEES				
Fee #	Description	Adopted Fee Effective 4/1/2023	Unit	Notes
ENVIRONMENTAL FEES				
1	Categorical Exemption	\$105.00	Each	
2	Initial Study/Negative Declaration - All Projects	\$1,500.00		
3	Impact Report	\$15,000.00		Initial Deposit

LAND USE APPROVAL FEES				
1	General Plan Amendment	\$7,500.00		Initial Deposit
2	Zoning Map Amendment	\$7,500.00		Initial Deposit
3	Development Code Amendment	\$7,500.00		Initial Deposit
4	Development Agreement	\$7,500.00		Initial Deposit
5	Specific Plan	\$7,500.00		Initial Deposit
6.a	Planned Development Permit - Planning Commission Action	\$5,500.00	Per Action	
6.b	Planned Development Permit - Administrative Action Only	\$3,000.00	Per Action	
6.c	Planned Development Permit - Amateur Radio Antenna Review	\$600.00	Per Action	for antenna over 42' in height
6.d	Planned Development Permit - Concurrent Processing Combined With Conditional use Permit and/or Variance	Sum of Services provided		
7.a	Conditional Use Permit - Planning Commission Action	\$3,500.00	Per Action	
7.b	Conditional Use Permit - Large Family Day Care Home	\$1,000.00	Per Action	
7.c	Conditional Use Permit - Concurrent Processing Combined With Conditional use Permit and/or Variance	Sum of Services provided		
7.d	Conditional Use Permit - Planning Commission Action, Restaurant ABC License only	\$1,800.00	Per Action	
8.a	Variance-Planning Commission Action on Single family dwelling (each)	\$3,000.00	Per Action	
8.b	Variance-Planning Commission Action on All Others	\$4,800.00	Per Action	
8.c	Variance-Planning Commission Action on Concurrent Processing Combined With Conditional use Permit and/or Variance	Sum of Services provided		
9.a	Appeals of Action by Planning Commission or Zoning Administrator - Single Family Dwelling	\$1,800.00	Per Action	
9.b	Appeals of Action by Planning Commission or Zoning Administrator - All Others	\$2,500.00	Per Action	
10	Appeals of Action by Hearing Officer or Planning Commission in conjunction with Nuisance Abatement Hearing	\$1,800.00	Per Action	
11.a	Tentative Tract Map - Filing	\$7,600.00		
11.b	Tentative Tract Map - Revise approved map	\$2,400.00		



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11.c	Tentative Tract Map - change map	\$3,000.00		
11.d	Tentative Tract Map - appeal to city council	\$2,500.00		
11.e	Tentative Tract Map - amendment to conditions	\$2,000.00		
12.a	Tentative Parcel Map - Filing	\$6,200.00		
12.b	Tentative Parcel Map - Revise approved map	\$1,900.00		
12.c	Tentative Parcel Map - appeal to City Council	\$2,500.00		
13	Petition of reversion to Acreage	\$2,600.00		
14	Extension of time to Record Map	\$500.00		
15	Park Modification	\$2,300.00		
16.a	Administrative - Minor Exception	\$2,200.00		
16.b	Administrative - Modification (Major)	\$3,500.00		
16.c	Administrative - Modification (Minor)	\$1,200.00		
16.d	Administrative - Pre-filing Meetings	no charge		

LICENSES				
1	Adult Business License	\$6,400.00		
2	Adult Business License Renewal	\$2,900.00		
3	Massage Establishment License	\$1,200.00		
4	Massage Practitioner/Technician License	\$900.00		
5	Massage Establishment License Renewal	\$800.00		
6	Massage Practitioner/Technician License Renewal	\$300.00		
7	Street Vendor License	\$100.00		
8	Street Vendor License Renewal	\$70.00		

STREET NAME AND ADDRESS CHANGES				
1	Filing for Public or Private Street	\$5,700.00		
2	Street Name Change	\$6,900.00		
3	Street Address Change	\$5,400.00		

MISCELLANEOUS FEES				
1	Outdoor Seating Permit	\$300.00		
2	Architectural Review Permit	\$1,000.00		
3	Sign Review	\$1,200.00		
4	Planned Sign Program	\$1,800.00		
5	Special Sign Permit	\$3,300.00		
6	Recreational Vehicle Permit	\$600.00		
7	Retrieval Illegal/Abandoned Sign	\$125.00		
8	Temporary Banner/Window Sign Permit	\$80.00		
9	Temporary Use Permit	\$300.00		
10	Zoning Letter	\$140.00		



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Fee #	Description	Adopted Fee Effective 4/1/2023	Unit	Notes
11	Commercial Filming Permit	up to \$400		Per Week
12	Still Photography Permit	up to \$400		Per Week
13	Mod. To Filming or Photography Permit	\$90.00		Per Week
14	Appeal of Filming or Photography Permit	\$500.00		
15	Pre-Application Fee	\$500.00		
16	Planning Plan Check Fee	\$150.00		

* Fees charged by program/division require deposit equal to estimated cost at time project is submitted.