



ESTIMATED DEVELOPMENT FEE SCHEDULE RESIDENTIAL

(OTHER FEES, SURETY, CHARGES, AND/OR DEPOSITS NOT LISTED BELOW MAY APPLY)

FEES DUE UPON ANNEXATION

Description	Ordinance No. & Adoption Date	Resolution No. & Adoption Date	Amount	Per
General Plan Reimbursement Fee	Ordinance 536 Adopted: 12/8/95	Resolution 2006-19 Adopted: 3/7/06	\$ 286.00	Acre

FEES DUE UPON IMPROVEMENT PLAN/FINAL MAP SUBMITTAL

PLAN CHECK, INSPECTION, SWPPP FEES DUE TO ENGINEERING DEPARTMENT

Description	Ordinance No. & Adoption Date	Resolution No. & Adoption Date	Amount	Per
Plan Check Services Fee		Resolution 2024-73 Approved: 12/17/24	City Cost + 5%	City Cost + Adm Fee
Inspection Services Fee			City Cost + 7%	City Cost + Adm Fee
SWPPP Fee			1% of Engineer's Estimate	Stormwater Monitoring, Inspections & Enforcement

FEES DUE UPON APPROVAL OF FINAL MAP

General Plan Reimbursement Fee (if not paid at annexation)	Ordinance 536 Adopted: 12/8/95	Resolution 2006-19 Adopted: 3/7/06	\$ 286.00	Acre
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Storm Drainage Connection Fee - Charged by Meter Size - Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)

Description	Ordinance No. & Adoption Date	Resolution No. & Adoption Date	Amount	Per
Storm Drainage Fee Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)	Ordinance 492 Adopted: 3/16/93	Resolution 2023-11 Adopted: 4/18/23	\$ 3,214.00	Unit
Park/Open Space/Public/Quasi-Public			\$ 0.38	Square Foot
Accessory Dwelling Unit (ADUs) <i>Applied to units larger than 750 sq. ft. per AB 68</i>			\$ 1.36	Square Foot

Sewer Connection Fee - Charged by Meter Size - Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)

Description	Ordinance No. & Adoption Date	Resolution No. & Adoption Date	Amount	Per
1" and Below Meter Size	Ordinance 484 Adopted: 2/2/93	Resolution 2019-33 Adopted: 8/20/19 Resolution 2023-11 Adopted: 4/18/23	\$ 8,168.00	Unit
1 1/2"			\$ 10,055.00	Unit
2"			\$ 16,339.00	Unit
3"			\$ 62,840.00	Unit
4"			\$ 79,806.00	Unit
6"			\$ 120,026.00	Unit
8"			\$ 165,900.00	Unit
Multi-Family			\$ 6,210.00	Unit
Accessory Dwelling Units (for example in-law headquarters, secondary units, casitas, etc.) <i>Applied to units larger than 750 sq. ft. per AB 68</i>			\$ 384.00	per Plumbing Fixture Unit

Water Connection Fee - Charged by Meter Size - Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)

Description	Ordinance No. & Adoption Date	Resolution No. & Adoption Date	Amount	Per
1" and Below Meter Size	Ordinance 493 Adopted: 4/6/93	Resolution 2019-33 Adopted: 8/20/19 Resolution 2023-11 Adopted: 4/18/23	\$ 13,539.00	Unit
1 1/2"			\$ 16,664.00	Unit
2"			\$ 27,079.00	Unit
3"			\$ 104,151.00	Unit
4"			\$ 132,271.00	Unit
6"			\$ 198,926.00	Unit
8"			\$ 274,957.00	Unit
Multi-Family			\$ 8,124.00	Unit
Accessory Dwelling Units (for example in-law headquarters, secondary units, casitas, etc.) <i>Applied to units larger than 750 sq. ft. per AB 68</i>			\$ 790.00	per Plumbing Fixture Unit
Fire Meters			15%	of Regular Water Meter Cost

Affordable Housing In-Lieu Fee (Mitigation Fee Act)	Ordinance 537 Adopted: 12/22/95 Ordinance 675 Adopted: 10/3/06	Resolution 2001-53 Adopted: 7/3/01 Resolution 2006-97 Adopted: 10/17/06	Must comply with inclusionary housing ordinance.	
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Street Trees (cash or bond) - Deposit System Inner Lots = 1 Tree Corner Lots = 3 Trees	Ordinance 659 Adopted: 2004	N/A	\$ 95.00	Tree
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FEES DUE AT BUILDING PERMIT

*Larger sizes, refer to Meter Fee Schedule *Meter Fees are subject to change and vary depending on cost from supplier.	Ordinance 474 Adopted: 5/5/92	Updated: 03/12/18	\$ 508.30	Unit
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City Hall, Corp Yard, Recreational Facilities, Parkland, Parks Improvement, and Transportation Impact Fees - Effective December 15, 2025				
City Hall Impact Fee	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 0.57	Square Foot
Corp Yard Impact Fee	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 1.43	Square Foot
Recreational Facilities Impact Fee	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 1.88	Square Foot
Parkland Impact Fee (Quimby Act)	Ordinance 536 Adopted: 12/8/95	Resolution 2024-59 Adopted: 10/15/24	\$ 0.48	Square Foot
Parks Improvements Impact Fee	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 2.74	Square Foot
Transportation Impact Fee (Street Improvements)	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 3.14	Square Foot
Public Safety - Police Services Impact Fee	Ordinance 608 Adopted: 8/15/00	Resolution 2006-19 Adopted: 3/7/06	\$ 70.00	Unit
Public Safety - Fire Services Impact Fee	Ordinance 608 Adopted: 8/15/00	Resolution 2006-19 Adopted: 3/7/06	\$ 457.00	Unit
Strong Motion Fee	N/A	N/A	0.00013	Building Permit Valuation x Rate
County & School Fees are NOT City Fees. City collects fees on behalf of the agencies.				
County Public Facility -Single Family / Duplex	Ordinance 608 Adopted: 8/15/00	Adopted: 8/11/20	\$ 7,310.00	Unit
County Public Facility -Multiple Family / Mobile Home Park	Ordinance 608 Adopted: 8/15/00	Adopted: 8/11/20	\$ 4,825.00	Unit
County Public Facility -Accessory Dwelling Unit (ADU)	Ordinance 608 Adopted: 8/15/00	Adopted: 8/11/20	\$ 2,161.00	Unit
School Impact Fee (to be negotiated and collected by the School District) - Single Family, Multi-Family, Remodels/Additions, Mobile Homes <i>*Fee applied to units 500 sq. ft. or larger. Refer to School Fee Schedule.</i>	N/A	Res. 05072012-A School District Adopted: 07/01/23	\$ 4.79	Square Foot
Grade & Building Permits - per Uniform Plumbing Code and other applicable codes.				
NOTES: At the discretion of the City, these fees may be charged at Building Permit. Fees for units located outside of Patterson's City Limits are charged twice the above listed rates.				
Development Impact Fee Justification Studies	Studies Prepared by:	Crawford, Multari & Clark Associates: Adopted: 03/07/06 Willdan Financial Services: Adopted: 10/15/24 Advanced Mobility Group: Adopted: 10/15/24		
Water, Sewer, and Storm Drainage Impact Fee Study	Study Prepared by:	Bartle Wells Associates Adopted: 08/20/19	Resolution 2019-33	



ESTIMATED DEVELOPMENT FEE SCHEDULE COMMERCIAL/INDUSTRIAL & OTHER

(OTHER FEES, SURETY, CHARGES, AND/OR DEPOSITS NOT LISTED BELOW MAY APPLY)

FEES DUE UPON ANNEXATION

Description	Ordinance No. & Adoption Date	Resolution No. & Adoption Date	Amount	Per
General Plan Reimbursement Fee	Ordinance 536 Adopted: 12/8/95	Resolution 2006-19 Adopted: 3/7/06	\$ 286.00	Acre

FEES DUE UPON IMPROVEMENT PLAN/FINAL MAP SUBMITTAL

PLAN CHECK, INSPECTION, SWPPP FEES DUE TO ENGINEERING DEPARTMENT - Effective February 17, 2025

Description	Ordinance No. & Adoption Date	Resolution No. & Adoption Date	Amount	Per
Plan Check Services Fee	N/A	Resolution 2024-73 Approved: 12/17/24	City Cost + 5%	City Cost + Adm Fee
Inspection Services Fee			City Cost + 7%	City Cost + Adm Fee
SWPPP Fee			1% of Engineer's Estimate	Stormwater Monitoring, Inspections & Enforcement

FEES DUE UPON APPROVAL OF FINAL MAP

General Plan Reimbursement Fee (if not paid at annexation)	Ordinance 536 Adopted: 12/8/95	Resolution 2006-19 Adopted: 3/7/06	\$ 286.00	Acre
Street Trees (cash or bond) - Deposit System	Ordinance 659 Adopted: 2004	N/A	\$ 95.00	Tree

FEES DUE UPON BUILDING PERMIT

Storm Drainage Fee - Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)

Commercial	Ordinance 492 Adopted: 3/16/93	Resolution 2023-11 Adopted: 4/18/23	\$ 1.22	Square Foot
Industrial			\$ 2.10	Square Foot
Park/Open Space/Public/Quasi-Public			\$ 0.38	Square Foot

Sewer Connection Fee - Charged by Meter Size - Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)

1" and Below Meter Size	Ordinance 484 Adopted: 2/2/93	Resolution 2023-11 Adopted: 4/18/23	\$ 8,168	Per Service Connection & Based on Meter Size
1 1/2" Meter Size			\$ 10,055	
2" Meter Size			\$ 16,339	
3" Meter Size			\$ 62,840	
4" Meter Size			\$ 79,806	
6" Meter Size			\$ 120,026	
8" Meter Size			\$ 165,900	

Water Connection Fee - Charged by Meter Size - Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)

1" and Below Meter Size	Ordinance 493 Adopted: 4/6/93	Resolution 2023-11 Adopted: 4/18/23	\$ 13,539	per Service Connection & Based on Meter Size
1 1/2" Meter Size			\$ 16,664	
2" Meter Size			\$ 27,079	
3" Meter Size			\$ 104,151	
4" Meter Size			\$ 132,271	
6" Meter Size			\$ 198,926	
8" Meter Size			\$ 274,957	

Fire System Impact Fee - 15% of Regular Meter Fee - Effective January 1, 2025 **Fees increase Every January 1st by Construction Cost Index (CCI)

1" and Below Meter Size	Ordinance 493 Adopted: 4/6/93	Resolution 2023-11 Adopted: 4/18/23	\$ 2,031	15% of Water Meter Size
1 1/2" Meter Size			\$ 2,500	
2" Meter Size			\$ 4,062	
3" Meter Size			\$ 15,623	
4" Meter Size			\$ 19,841	
6" Meter Size			\$ 29,839	
8" Meter Size			\$ 41,244	

Water Meter Fees (2" Meter Size Minimum) *Larger sizes, refer to Meter Fee Schedule	Ordinance 474 Adopted: 5/5/92	Meter Fees are subject to change and vary depending on cost from supplier	\$ 2,125.38	per Meter Based on Meter Size, any changes in size will trigger additional charges for difference in costs.
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City Hall Impact Fee - Effective December 15, 2025						
Commercial			\$ 0.22	Square Foot		
Office	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 0.34			
Industrial			\$ 0.12			
Corp Yard Impact Fee - Effective December 15, 2025						
Commercial			\$ 0.55	Square Foot		
Office	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 0.85			
Industrial			\$ 0.30			
Parkland Improvement Fee (Mitigation Fee Act)			Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 0.47	Square Foot
Park Improvements Impact Fee	\$ 2.74	Square Foot				
Transportation Impact Fee (Street Improvements) - Effective December 15, 2025 *Fees based on per thousand square feet (KSF) - Refer to Table 10 of TIF Report						
Retail			\$ 8,637.00	Unit		
Non-Residential Mixed Use			\$ 7,012.00	Unit		
Office	Ordinance 608 Adopted: 8/15/00	Resolution 2024-59 Adopted: 10/15/24	\$ 6,515.00	Unit		
Limited Industrial			\$ 4,560.00	Unit		
General Industrial/Warehouse			\$ 2,968.00	Unit		
Public Safety - Police Services Impact Fee			Ordinance 608 Adopted: 8/15/00	Resolution 2006-19 Adopted: 3/7/06	\$ 0.04	Square Foot
Public Safety - Fire Services Impact Fee (Small Scale Commercial)			Ordinance 608 Adopted: 8/15/00	Resolution 2006-19 Adopted: 3/7/06	\$ 0.16	Square Foot
Public Safety - Fire Services Impact Fee (Large Scale Commercial)	\$ 0.35	Square Foot				
Strong Motion Fee	N/A	N/A	0.00028	Building Permit Valuation x Rate		
County & School Fees are NOT City Fees. City collects fees on behalf of the agencies.						
County Public Facility Fee	N/A	Adopted: 8/11/20	Depends upon Land Use - refer to Stanislaus County current Fee Schedule			
School Impact Fee (to be negotiated and collected by the School District) - Refer to School Fee Schedule. <i>*Fees are modified for areas with PJUSD Mitigated Agreements - refer to list.</i>	N/A	Res. 05072012-B School District Adopted: July 1, 2023	\$ 0.78	Square Foot		
Grade & Building Permits - per Uniform Plumbing Code and other applicable codes.						
NOTES: At the discretion of the City, these fees may be charged at Building Permit. Fees for units located outside of Patterson's City Limits are charged twice the above listed rates.						
Development Impact Fee Justification Studies		Studies Prepared by:	Crawford, Multari & Clark Associates: Adopted: 03/07/06			
Water, Sewer, and Storm Drainage Impact Fee Study		Study Prepared by:	Bartle Wells Associates Adopted: 08/20/19	Resolution 2019-33		

Developer Fees, effective July 1, 2023

Level II		Fee per sq ft
Remodels or Additions		\$ 4.79
(1 to 499 square feet exempt; 500 square feet and more chargeable)		
(No charge on attached garage, patio)		
Single Family; Residential; Mobile Home		\$ 4.79
Level I		
Commercial/Industrial		\$ 0.78
Mitigated Agreements w/PJUSD		
Villages of Patteron (will increase each year on July 1st)		\$27,8250 per lot
Baldwin Ranch, Keystone Ranch, Traina Siblings, John Potter,		\$ 6.00
Friedrich Family Limited Partnership, Lakeside Hills, Fritz Schali and Donna Schali		

Table E.1: Stanislaus County Public Facilities Fee Summary - Unincorporated

Land Use	Animal Services	Behavioral Health	Criminal Justice	Debris	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	Recommended RTIF	Admin Charge	Total Fee
Residential (Per Dwelling Unit)															
Single Family / Duplex	\$ 118	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 2,121	\$ 346	\$ 671	\$ 1,078	\$ 10	\$ 3,592	\$ 199	\$ 10,171
Multifamily / Mobile Home Park	77	60	87	710	10	230	228	1,381	225	437	702	6	2,404	131	6,688
Accessory Dwelling Unit ⁴	37	29	42	343	5	111	110	667	109	211	339	3	995	60	3,061
Nonresidential (Per Thousand Square Feet)															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 594	N/A	N/A	\$ 301	\$ 3	\$ 4,237	\$ 112	\$ 5,718
Industrial²															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 132	N/A	N/A	\$ 67	\$ 1	\$ 1,932	\$ 45	\$ 2,282
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	190	N/A	N/A	97	1	2,034	49	2,522
Distribution	N/A	3	5	39	1	13	N/A	77	N/A	N/A	39	-	1,326	30	1,533
Warehouse	N/A	2	2	19	0.40	6	N/A	37	N/A	N/A	19	-	774	17	876
Commercial															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 499	N/A	N/A	\$ 253	\$ 2	\$ 2,407	\$ 71	\$ 3,627
Medium Retail	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	3,594	95	4,838
Shopping Center	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	3,323	89	4,561
Shopping Mall	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	2,034	64	3,247
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 499	N/A	N/A	\$ 253	\$ 2	\$ 780	\$ 39	\$ 1,968
Hospital	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	1,390	51	2,590
Nursing Home	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	509	33	1,691
Special Cases³															
Drive Through (per lane)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 8,538	\$ 171	\$ 8,709
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8,238	165	8,403
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	847	17	864
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	635	13	648

¹ Charged only in unincorporated areas.

² Commercial dairies charged under small industrial if less than 20,000 square feet, or under the large industrial manufacturing land use if greater than 20,000 square feet.

³ Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

⁴ ADUs up to 750 square feet are exempt from impact fees. Impact fees for an ADU of 750 square feet or larger are charged fees proportional to the size of the ADU and to the size of the primary dwelling unit. Proportional ADU fees cannot exceed the flat rate listed above. For more information about ADU proportional fees see: <http://www.stancounty.com/bos/agenda/2021/20210511/PH04.pdf>

Meter Administration Fees

Meter Fees		Lay Length
Description	TOTAL COST	
*All ORION transmitters include		
3/4"x9" Model 35 bronze meter w/brnz bottom, w/ORION	\$ 323.44	
3/4" No Longer Available		
1" Model 70 bronze meter w/brnz bottom, w/ORION LTE-M Celleluar Endpoint	\$ 508.30	10 3/4"
1-1/2" Model 120 bronze meter w/test plug, w/ORION	\$ 749.80	13"
2" Model 170 bronze meter w/test plug, w/ORION	\$ 1,002.80	17"
2" Compound Series Meter w/test plug w/2 RTR registers, summator, and single ORION	\$ 2,125.38	15 1/4"
3" Compound Series Meter w/test plug w/2 RTR registers, summator, and single ORION	\$ 3,441.95	17"
4" Compound Series Meter w/test plug w/2 RTR registers, summator, and single ORION	\$ 5,308.40	20"
6" Compound Series Meter w/test plug w/2 RTR registers, summator, and single ORION	\$ 7,468.10	24"
2" Turbo Meter / w Orion Parts	\$ 1,075.94	10"
3" Turbo Meter / w Orion Parts	\$ 1,555.95	12"
4" Turbo Meter / w Orion Parts	\$ 2,233.30	
610-790-6411 (Expense) 610-000-5341 (Revenue) Please use these accounts when ordering/reimbursing. Installation Kit \$5.00		

NOTE: Fees are based on meter costs plus 15% City Administration Fee. Meter costs are subject to change at any time.

City of Patterson Water, Sewer, Storm Drainage and Fire System Impact Fees
Effective: January 1, 2025
Annual Increased per SF-Bay Area CCI Index, per Resolution No. 2023-11 (Approved 4/18/23)

Sewer Impact Fees

Customer Type (Residential, Commercial, & Industrial by Meter Size)				
Charged by Meter Size (inches)	Sewer Impact Fee Breakdown		Previous Fee	Effective January 1, 2025 2.3% Increase
	Collection System Fee	Sewer Treatment Fee		
1" & below	\$1,681	\$6,487	\$7,986	\$8,168
1 1/2"	\$2,071	\$7,984	\$9,829	\$10,055
2"	\$3,364	\$12,975	\$15,972	\$16,339
3"	\$12,937	\$49,903	\$61,428	\$62,840
4"	\$16,430	\$63,376	\$78,012	\$79,806
6"	\$24,711	\$95,315	\$117,327	\$120,026
8"	\$34,155	\$131,745	\$162,170	\$165,900
Charged Per Dwelling Unit				
	Multi Family Unit		\$5,476	\$6,210
Charged Per Fixture Unit				
	Accessory Dwelling Unit		\$339	\$384

Water Impact Fees

Customer Type (Residential, Commercial, & Industrial by Meter Size)			Previous Fee	Effective January 1, 2025 2.3% Increase
Charged by Meter Size (inches)				
1" & below		\$13,235	\$13,539	
1 1/2"		\$16,289	\$16,664	
2"		\$26,470	\$27,079	
3"		\$101,809	\$104,151	
4"		\$129,297	\$132,271	
6"		\$194,454	\$198,926	
8"		\$268,775	\$274,957	
Charged Per Dwelling Unit				
	Multi Family Unit		\$7,941	\$8,124
Charged Per Fixture Unit				
	Accessory Dwelling Unit		\$697	\$790

Storm Drainage Impact Fees

Customer Type	Previous Fee	Effective January 1, 2025 2.3% Increase
Charged Per Dwelling Unit		
Residential Dwelling Unit	\$3,142	\$3,214
Charged Per Square Foot		
Park / Open Space / Public / Quasi-Public (sq. ft.)	\$0.37	\$0.38
Charged Per Square Foot of Floor Area		
Accessory Dwelling Unit (sq. ft.)	\$1.30	\$1.33
Commercial Floor Area (sq. ft.)	\$1.19	\$1.22
Industrial Floor Area (sq. ft.)	\$2.05	\$2.10

***City updates fees every January 1st, by the San Francisco-Bay Area's CCI [(Construction Cost Index, produced by Engineering News Record (ENR)].

City of Patterson Water, Sewer, Storm Drainage and Fire System Impact Fees
Effective: January 1, 2025
Resolution No. 2023-11 (Approved 4/18/23)

Fire System Impact Fees				
Meter Size	AWWA Meter Ratios	Regular Water Impact Fee Effective: January 1, 2025	Impact Fee (Fire Meter) - Current	Impact Fee (Fire Meter) - Effective January 1, 2025 2.3% Increase
1" & below 2"	1.0	\$13,539	\$1,986	\$2,031
1 1/2"	1.2	\$16,664	\$2,443	\$2,500
2"	2.0	\$27,079	\$3,970	\$4,062
3"	7.7	\$104,151	\$15,271	\$15,623
4"	9.8	\$132,271	\$19,395	\$19,841
6"	14.7	\$198,926	\$29,168	\$29,839
8"	20.3	\$274,957	\$40,316	\$41,244

1 Based on 15% of the regular meter fee

***City updates fees every January 1st, by the San Francisco-Bay Area's CCI [(Construction Cost Index, produced by Engineering News Record (ENR)].