



# MILPITAS MATTERS

THE OFFICIAL E-NEWSLETTER OF THE CITY OF MILPITAS

## Seasons of Change

*Strengthening our Community This Fall*

### MESSAGE FROM CITY MANAGER DEANNA J. SANTANA

As we welcome the fall season, I'm reminded of the strength, resilience, and heart that define our community. This September, we're proud to celebrate progress, new opportunities, and the incredible individuals who make our City a better place for all.

I'm thrilled to share that the City Council has adopted an updated Zoning Ordinance, a major step forward in supporting thoughtful growth, streamlining development, and ensuring our neighborhoods continue to thrive in a balanced and sustainable way.

We're also excited to announce that the City will receive a \$2.77 million grant from the Santa Clara Valley Transportation Authority (VTA) to support SMART. The expansion will grow the fleet by 50%, increase service hours, and introduce autonomous vehicles (AVs) as a pilot, positioning Milpitas at the forefront of community-based mobility innovation.

Next month, we will honor our 2025 Community Heroes. They are our local residents, volunteers, and organizations who go above and beyond in service to others. Their dedication is a powerful reminder of the impact one person can make in creating a more connected, compassionate City.

As always, I encourage you to take part in the many events, programs, and resources featured in our Fall Activity Guide, now available online and at City facilities. Whether you're looking for family-friendly events, cultural workshops, or opportunities to get involved, there's something for everyone this season.

Thank you for your continued commitment to our shared future. Together, we are building a community we can all be proud of.

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# MILPITAS NEWS

## MILPITAS CITY COUNCIL UNVEILS MODERNIZED ZONING ORDINANCE

The City of Milpitas has completed a comprehensive update of its Zoning Ordinance for the first time since 2008. While it has been amended over the years to reflect changes in state law and local needs, the full update ensures the ordinance is modern, user-friendly, and aligned with current best practices.

On September 2, 2025, the City Council adopted the updated Zoning Ordinance and Zoning Map, which will take effect on October 2, 2025. This marks the conclusion of the two-phase update process, which included the introduction of new Business Park Research and Development and Metro Area Zones in 2024. The updated ordinance will help Milpitas manage growth, support innovation, and ensure thoughtful planning for the future. Learn more about the Zoning Ordinance by following this link: [milpitaszoningupdate.org](https://milpitaszoningupdate.org).



## \$2.77M VTA GRANT HELPS GROW MILPITAS' SMART RIDESHARE PROGRAM

The City of Milpitas will be awarded a \$2.77 million grant by the Santa Clara Valley Transportation Authority (VTA) to expand the SMART (Simple, Mobile, Access to Reliable Transit) program. SMART is the City's on-demand, community-focused rideshare service designed to help residents connect with schools, healthcare providers, shopping centers, and major transit hubs. In July 2025 alone, SMART provided nearly 6,000 rides, with more than 4,500 serving disadvantaged and transit-dependent riders, underscoring its importance in improving local mobility.

With this new funding, SMART will grow its fleet by 50%, extend service hours, and launch an autonomous vehicle pilot to test long-term sustainability and innovation. Riders can also look forward to integrated trip-planning tools within the app to better connect with VTA buses and light rail. The expansion will further support Milpitas' goals around sustainability by reducing short car trips and offering more shared, electric-powered rides.

As Milpitas continues to grow through new housing and transit-oriented development, the SMART program is scaling to meet community needs. For more information or to book your next ride, visit [book.smart.rideco.com/login](https://book.smart.rideco.com/login).

## MILPITAS FIREFIGHTERS JOIN REGIONAL EFFORT TO CONTAIN SALT FIRE

On September 4, four Milpitas firefighters joined Strike Team XSC 2311C to help battle the "Salt Fire" in Fresno County. Working side by side with neighboring fire departments under CAL FIRE's leadership, such as Santa Clara County Fire, Palo Alto Fire, and Gilroy Fire, they provided critical support in containing the wildfire.

The deployment lasted about two weeks, with all costs reimbursed through the California Fire Assistance Agreement. As of September 13, CAL FIRE reported that the Salt Fire was 100% contained after burning more than 25,000 acres.





# MILPITAS NEWS

## HELP SHAPE THE FUTURE OF MILPITAS!

The City of Milpitas is planning the future of the Innovation District and we want to hear from YOU!

As part of the Milpitas Metro Specific Plan (MMSP), adopted in 2023, the City is developing a Parks and Trails Master Plan for the Innovation District to enhance open space, improve connectivity, and support the area's evolution.

Take a few minutes to complete our Parks & Trail Online Survey. Your input will help guide the City in transforming the Innovation District into a vibrant, connected neighborhood with welcoming green spaces and accessible trails for all. Let's build a greener, more vibrant Milpitas, together. Take the survey now: [www.surveymonkey.com/r/InnovationCP](https://www.surveymonkey.com/r/InnovationCP).



## MILPITAS MICROENTERPRISE PROGRAM GEARS UP TO DISBURSE FUNDS

Great news for local small businesses! Forty Milpitas applicants have been approved to receive grants through the Microenterprise Assistance Program, with one more application still under review. Each eligible grantee will receive \$8,170.73 to help support their business. FORWARD, the City's partner in program administration, has reached out to the approved applicants and is confirming their banking details so funds can be sent smoothly. While the City Council had planned for disbursement on September 8, a small delay occurred due to US Department of Housing and Urban Development request for supporting documentation. Grant funds will be on their way in the coming days, bringing welcome support to our community of microbusinesses. For details, visit [milpitas.info/aboutMEAP](https://milpitas.info/aboutMEAP).

## UNLOCK THE POWER OF SOCIAL MEDIA: STRATEGY THAT DELIVERS RESULTS

Ready to boost your business through social media? The City of Milpitas' Office of Economic Development is excited to host a free Social Media Strategy webinar on Friday, September 26. Whether you're new to social media or an experienced user, this session will equip you with the tools and tactics to build a winning social media strategy for your business.

Join our free webinar to learn how to identify your audience, create compelling content, and build a strategy that drives real results. This is the first session of a three-part Digital Marketing workshop series.

We look forward to seeing you there!

Event Details:

Date: September 26, 2025

Location: Online via Microsoft Teams

Time: 11:00 a.m. - 12:30 p.m.

Registration: [RSVP at milpitas.info/SMSW926](https://milpitas.info/SMSW926)

Cost: Free

### SOCIAL MEDIA STRATEGY WORKSHOP



#### Event Details

Date: Friday, September 26  
Time: 11:00 a.m. - 12:30 p.m.  
Location: Microsoft Teams

#### What we will cover:

- ✓ How to identify and understand your target audience
- ✓ Tips for crafting compelling, engaging content
- ✓ Strategies to measure what matters most
- ✓ Tools and tactics to build a winning social media strategy
- ✓ Ways to grow your reach and maximize your impact

Scan the QR code or click this [link](https://milpitas.info/SMSW926) to register!





# MILPITAS NEWS

Milpitas Recreation and Community Services

## Fall ACTIVITY GUIDE 2025



### OUR FALL ACTIVITY GUIDE IS HERE!

Get ready to make the most of the season with our brand-new Fall Activity Guide! Packed with fun events, classes, and programs for all ages, this guide has everything you need to stay active and engaged as the leaves change. Whether you're into arts & crafts, outdoor adventures, or community events, there's something for everyone.

Check it out and start planning your perfect fall today at [milpitas.info/ActivityGuide!](https://milpitas.info/ActivityGuide!)

### LEARN DIGITAL SKILLS AND RECEIVE A FREE LAPTOP FROM SANTA CLARA COUNTY!

Santa Clara County residents can now receive a free laptop through the Digital Skills & Internet Safety program. Eligible participants complete an 8-hour online course and an in-person orientation to get their laptop and boost their tech confidence.

Getting started is simple: complete the application, schedule a quick phone appointment with a Digital Navigator, and upload your ID, proof of address, and proof of eligibility. Once enrolled, you have two weeks to finish the online training. After that, schedule your in-person session to pick up your laptop.

Apply today by texting **SJON** to **833-833-7169** or visit [sanjoseon.com](https://sanjoseon.com). A limited number of laptops are available.



### FREE OR LOW-COST IMMIGRATION LEGAL HELP IS AVAILABLE

On September 12, California Attorney General Rob Bonta released guidance to help California's immigrant communities find legitimate immigration help and avoid immigration scams by those seeking to take advantage of fear and uncertainty resulting from President Trump's mass detention and deportation campaign. The alert provides tools for people looking to hire free or low-cost legal help. Californians can find legal help at low or no cost with a legal aid organization at [www.lawhelpca.org](https://www.lawhelpca.org). If folks are outside of California, they can find help at [www.immigrationlawhelp.org](https://www.immigrationlawhelp.org).

Visit [Law Help CA](https://www.lawhelpca.org) or [Immigration Law Help](https://www.immigrationlawhelp.org) to find immigration assistance near you.

### EXPLORE LOCAL CAREERS AT THE 5TH ANNUAL MILPITAS JOB & RESOURCE FAIR

Join us on October 15, 2025, from 10:00 AM to 12:30 PM at the Milpitas Innovation Campus (1331 E. Calaveras Blvd., B115) for the MUSD 5th Annual Milpitas Job and Resource Fair! Discover exciting opportunities in retail, trades, tech, manufacturing, government, healthcare, and more. Whether you're seeking a new role or exploring career paths, this is a great chance to connect with local employers and resources. Don't miss it & register at [milpitas.info/4gwdDD3](https://milpitas.info/4gwdDD3).





# DEVELOPMENT PROJECT CONSTRUCTION UPDATE

**308 Sango Court Apartments**, 308 Sango Ct., five-story over one-level parking 85-unit affordable housing development by The Pacific Companies. The inspections for temporary occupancy passed at 308 Sango Ct. The property management company can now start to move-in residence. Additionally, progress has been made at the 308 Sango Court development with the Fire Department signing off on their portion of the final inspection requirements. *See the photos below.*



**Apex at the District Townhomes**, 1365 California Circle, five three-story buildings consisting of 35 traditional townhomes out of total 131 units residential development by Pulte Group. The development is progressing at multiple buildings with several buildings in the final stages of completion. The sales office has also been completed. *See the photos below.*



**Katsu Gin**, 128 N Milpitas Blvd, a tenant improvement for a new restaurant. Katsu Gin passed their final inspection and can now open for business! *See photos below.*





# DEVELOPMENT PROJECT CONSTRUCTION UPDATE

**Main Street Palace**, 1316 S Main St., a 4-story (3 over podium), 18-unit condominium development over 1-level of garage by SJ Main St LLC. Minor exterior work is progressing while the interior is waiting for the roof to be done. The interior plumbing, exterior sheer & some of the ATS is complete for the 2<sup>nd</sup> & 3<sup>rd</sup> floors (*photo on the right*).



**Parkside West Townhomes**, 675 Trade Zone Blvd, three-story 13 townhome-style condominium complex consist of a total 90 units which includes 78 condominium units with 12 ADUs residential development by Toll Brothers. At Building 1, a five-plex with 2 ADUs, the exterior framing is complete and interior rough all-trades work is in progress. At Building 2, a five-plex, the exterior framing is complete and interior rough all-trades work is in progress. The framing is complete through the second floor & the framing through the roof is nearing completion at Building 3, a six-plex. At Building 4, an eight-plex with 2-ADU units, with the installation of third floor subfloor is in progress. The first-floor framing is in progress at Building 5, an eight-plex with 2-ADU units. The foundation has been poured and installation of first floor bottom plate at Building 6, an eight-plex with 2-ADU units. At Building 7, an eight-plex with 2-ADUs, the under slab drain piping has been completed and buried. Construction of foundation formwork in progress. Building 20, the exterior is nearly complete, and interior complete through interior drywall installation. (*See photos below.*)



Building 1



Building 2



Building 3



Building 4



Building 5



Building 6



Building 7



Building 20



# DEVELOPMENT PROJECT CONSTRUCTION UPDATE

**Pinnacle Townhomes**, 1752 Houret Ct., eight three-story buildings consist of 56-unit townhome-style condominiums with 24 ADUs residential development by City Ventures. Building 1, a seven-plex with three ADUs & Building 5, a six-plex with six ADUs have had residents move in over last weekend. Buildings 2, 4 and 6 have had all mechanical, electrical and plumbing inspections completed and are in various stages of finish work. At Building 8, a five -plex, the pad is prepared with underground plumbing work to begin soon. All framing work has been completed and the roof membrane is being installed for Building 3, a 5-plex. Framing has begun for Building 7, a 12-plex. *(Photo of all buildings below)*



**Stratford Preparatory School**, 1323 Great Mall Dr., construction of a new gym and tenant improvements of their existing facility for their new private middle and high school. The tenant improvements project for the existing building is nearing completion with teachers given permission to begin working on site to get their classrooms ready. The school is scheduled to start next Wednesday August 20th, pending issuance of a Temporary Certificate of Occupancy. The new gym building is at the final stages of plan review. *(Photos Below)*



**Toll Brothers at South Main Townhomes**, 612 S Main St. nine three-story buildings consisting of 57 townhomes residential development by Toll Brothers. Paving for the developments roadways is in progress and they will start constructing the first foundation within the next few weeks. *(Pictured on the right.)*



**Kaiser Permanente**, 611 S. Milpitas Blvd, Voluntary seismic upgrade strengthening. Progress is being made with the seismic upgrade strengthening with the attachment of roof diaphragm to concrete being installed. *(Pictured on the left.)*

# BUILDING PERMIT AND OCCUPANCY

## Building permit applications were submitted by the following:

**Westair**, an industrial gases & equipment supplier for tenant improvement at their new facility located at 990 Ames Ave at estimated construction cost of \$2.5 M.

**Mill Creek Apartments**, for construction of seven HUD approved manufactured ADU's located at 440 Dixon Landing Rd. estimated construction cost of \$792,000.

**Spec Space**, for exterior improvements for a market ready tenant space located at 1371 McCarthy Blvd at estimated construction cost of \$725,700.

**WH Silicon Valley VI LP**, for exterior tenant improvement in preparation for future tenant move-in located at 1371 McCarthy Blvd. at estimated construction cost of \$725,700.

**Patelco Credit Union**, for tenant improvement for new credit union bank located at 1351 McCandless Dr at estimated construction cost of \$525,000.

**Mill Creek Apartments**, for construction of four HUD approved manufactured ADU's located at 1775 Milmont Dr. estimated construction cost of \$496,000.

**Flextronics**, an electronics manufacturing services company for installation of two roof top chillers located at their existing facility at 1007 Gibraltar Dr at estimated construction cost of \$476,000.

**Pelican Chicken and The Alley Boba**, for tenant improvements to create two new combined restaurant spaces at 1437 McCandless Dr at an estimated construction cost of \$450,000.

**Amazon-Milpitas Delivery Station (DSF7) Bldg #D**, for electrical Improvements for a temporary generator at 807 N McCarthy Blvd. at estimated construction cost of \$350,000.

**Cracolice Properties LLC**, for tenant improvements to create two tenant spaces at 111 s Main St. at estimated construction cost of \$350,000.

**McCarthy Center Holdings LLC**, for tenant improvements in preparation for future tenant move-in at 490 N McCarthy Blvd. at estimated construction cost of \$333,746.

**McCarthy Center Holdings LLC**, for tenant improvements in preparation for future tenant move-in at located at 860 N McCarthy Blvd. at estimated construction cost of \$296,527.

**Cracolice Properties LLC**, for tenant improvements to create two tenant spaces at 111 s Main St. at estimated construction cost of \$350,000.

## Building permits were issued to the following:

**Toll Brothers at South Main Townhomes**, for construction of the first four three-story townhome buildings by Toll Brothers located at 612 S Main St at an estimated construction cost of \$9.7 M.

**KLA Plus**, a semiconductor manufacturing company, for tenant improvements at their existing facility located at 1 Technology Dr at an estimated construction cost of \$8 M.

**Rivian**, an electric vehicle manufacturer, for tenant improvements at their new facility located at 755 Yosemite Dr. at an estimated construction cost of \$5. 7M.



# BUILDING PERMIT AND OCCUPANCY

*(continued) Building permits were issued to the following:*

**Mission Peak Homes Inc.**, for the construction of four 2 story single family residences with a single-story accessory dwelling unit at Kennedy Crossing development located at 470 Wool Dr at an estimated construction cost of \$1.9 M.

**Zollner Electronics Inc**, an electronics manufacturing service company for tenant improvement at their existing facility located at 575 Cottonwood Dr. at an estimated construction cost of \$1.4 M.

**Shell Station**, to remove and replace existing underground storage tanks, dispensers, piping and associated equipment at their current facility located at 12 N Park Victoria Dr. at an estimated construction cost of \$750,000.

**Prologis-Exchange 746**, for installation of 242 KW rooftop solar system with 408 modules at their existing building located at 744 S. Milpitas Blvd. at an estimated construction cost of \$553,447.

**Staybridge Suites**, for tenant Improvement of an existing hotel located at 321 Cypress Dr at an estimated construction cost of \$500,000.

**FLEX**, an electronics manufacturing services company for reroof of their existing facility located at 890 Yosemite Dr. at an estimated construction cost of \$461,135.

**Terrace Gardens Inc.**, for a reroof of buildings A to D at their existing senior living facility located at 186 Beresford Ct. at an estimated construction cost of \$309,150.

**Leanteq LLC**, a semiconductor manufacturing company, for tenant improvements at their existing facility located at 1530 McCarthy Blvd. at an estimated construction cost of \$230,000.

**Nguyen Dental Office**, for tenant improvement of their existing dental office to create two new dental office suites located at 991 Montague Expy. at an estimated construction cost of \$200,000.

**TTLT Main Street Townhomes**, for construction of a temporary sales trailer located at 612 S Main St. at an estimated construction cost of \$200,000.

*The following businesses have received final inspection and are now open for operation:*

**Vitamin World #4901**, a retail store selling prepackaged vitamins and supplements located at the Great Mall.

**RT Retailing Great Mall LLC DBA Rolife**, a toy & craft retail store located at the Great Mall.

**Bright Stars Discovery Center**, new ownership of existing childcare center located at 227 S Main St.

**Pottery Barn Outlet**, a home furniture & décor store located at the Great Mall.

**The Local**, a sandwich takeout restaurant located at 18 S Hillview Dr.

**Macom Technologies Solution Inc**, a semiconductor developer located at 890 Tasman Dr.

**Chroma ATE**, an electronics manufacture located at 336 Los Coches St.

# BUILDING PERMIT AND OCCUPANCY

*(Continued) The following businesses have received final inspection and are now open for operation:*

**Payactiv**, a financial services company located at 400 N McCarthy Blvd.

**Xfinity**, a telecommunications retailer located at 577 E Calaveras Blvd.

**Viva Dance LLC dba Tutu School**, a ballet school located at 383 Jacklin Rd.

**Fotile America LLC**, retail store selling household appliances located at 480 Barber Lane.

**Paclord LLC**, an industrial supplies warehouse and office relocating from San Jose to 984 S Milpitas Blvd.

**Uncle Cha Fusion Café**, a Hong Kong style Chinese restaurant located at 408 Barber Lane.

**M Cafe Tea and Sandwiches**, new ownership of an existing milk tea bar located at 1351 Jacklin Rd.

**Lee's Supermarket**, an international grocery store located at 777 E Capitol Ave.

**Psycho Bunny**, a mensware store located at the Great Mall.

**Masterwork Electronics Inc**, a company manufacturing printed circuit boards and cable harness assembly located at 1900 McCarthy Blvd.

**Milksha**, a boba shop located at the Great Mall.

**Gaatu Inc**, an existing E-commerce business relocating within Milpitas to 680 N McCarthy Blvd.

## Other Building Related Updates:

**Rivian**, located at 755 Yosemite Dr.: To allow an earlier start of construction, a temporary permit for Rivian, an electric vehicle manufacture was issued.

**Pottery Barn**, located at 1230 Great Mall Dr.: To allow an earlier start of operation, a temporary occupancy permit for Pottery Barn for training and stocking was issued.

**KLA Plus**, located at 5 Technology Dr.: To allow an earlier start of operation, a temporary occupancy permit for KLA Plus for occupancy of a new clean room was issued.

**Payactiv**, located at 400 N McCarthy Blvd: To allow an earlier start of operation, a temporary occupancy permit for Payactiv for was issued.

**Psycho Bunny**, located at 518 Great Mall Dr.: To allow an earlier start of operation, a temporary occupancy permit for Psycho Bunny to allow the store to open and operate was issued.

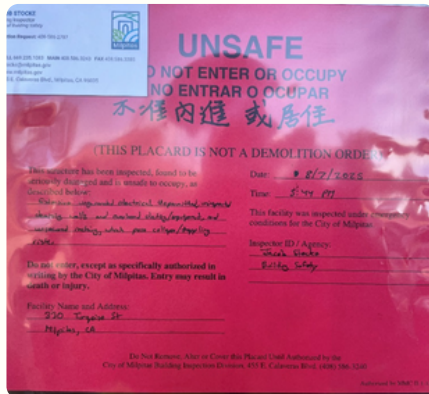
**308 Sango Court Apartments**, located at 308 Sango Ct.: To allow an earlier start of operation, a temporary occupancy permit for 308 Sango Court Apartments was issued to allow staff to occupy the leasing office and tenants to occupy the building.

**The Great Mall**, located at 1100 S Main St.: To allow an earlier start of construction, a temporary permit was issued to allow for demo work related to site improvements.



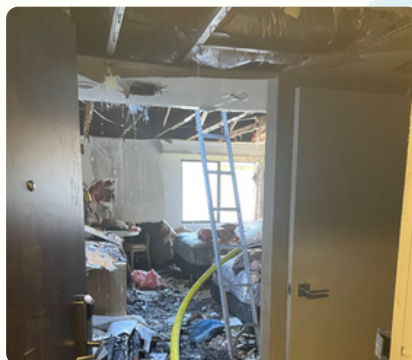
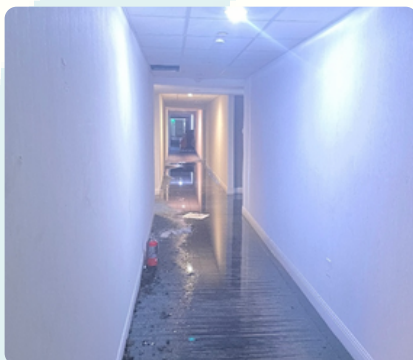
# BUILDING PERMIT AND OCCUPANCY

**Fire at 233 Rodrigues Ave:** The Office of Building Safety responded to a request from the Fire Department for an assessment due significant fire damage to the residence at 233 Rodrigues Ave that occurred on Friday August 8, 2025. Due to the extensive structural damage, the inspector posted the building with a restricted use sign (red tag) allowing no entry. See the photos on the right.



**Hazard incident at 330 Turquoise St.:** On Thursday, August 7<sup>th</sup>, 2025, the Office of Building Safety responded to a request from Dispatch for an assessment at 330 Turquoise St., a commercial property, that contained hazardous materials and illegal construction. The inspector posted the building with an unsafe to occupy sign (red tag) allowing no one to enter or occupy the space. See the photos on the left.

**Fire at 550 Sinclair Frontage Rd.:** The Office of Building Safety responded to a request from the Fire Department at 550 Sinclair Frontage Rd. that occurred on Saturday August 30, 2025. The fire was significant, affecting multiple tenant spaces. The inspector posted several units with a restricted use sign (red tag) allowing no entry. See the photos below



**Fire at Sonesta Hotel 1820 Barber Lane:** The Office of Building Safety responded to a request from the Fire Department for a fire at the Sonesta Hotel at 1820 Barber Lane that occurred on Thursday August 28, 2025. The fire was significant and affected several guest rooms and common areas in the B wing. The inspector posted the wing with a restricted use sign (red tag) allowing no entry. See the photos to the left.



# AT YOUR SERVICE



## DOWNLOAD MILPITAS SMART!

Milpitas SMART is a convenient on-demand rideshare service that gets you around Milpitas quickly and safely. Residents and visitors can also utilize this service for local daily trips to work, school, shopping, and other needs around town!

Learn more at [milpitas.gov/smart](https://milpitas.gov/smart).



## DOWNLOAD THE MYMILPITAS APP!

MyMilpitas is a free app hosted on the SeeClickFix platform. Use it to report non-emergency quality-of-life issues within the City of Milpitas, such as streetlight problems, potholes, tree limbs, and other maintenance issues. There is an option to upload a photo with each service request.

Learn more at [milpitas.info/myapp](https://milpitas.info/myapp)

## SOLID WASTE SPOTLIGHT

Do you have stuff you need to get rid of? Did you know there are several FREE convenient waste disposal services available to Milpitas residents?

### Self-Haul Voucher Program

Request up to two self-haul vouchers per year to dispose of bulky items at the Zanker Material Processing Facility. Each voucher allows the disposal of one vehicle load (up to 3 cubic yards) of approved items. Call Milpitas Sanitation at 408-988-4500 for more details about what is accepted, and to request a voucher.

### Household Hazardous Waste (HHW) Drop-off

Safely dispose of Household Hazardous Waste (HHW) such as old paint, pesticides, and cleaners by scheduling a drop-off appointment at a Santa Clara County hazardous waste collection facility. To make an appointment, visit [HHW.org](https://www.hhw.org) or call 408-299-7300. Proper disposal of HHW helps protect the environment and keeps harmful materials out of the waste stream.

*For questions about any of the programs listed above, call Milpitas Sanitation at 408-988-4500.*



## BULKY ITEM BLITZ!

Are you a single-family dwelling with bulky items you need to get rid of? Milpitas Sanitation's FREE Bulky Item/On Call Clean-Up Program can help!

**Interested? Here's what you need to do:**

1. Contact Milpitas Sanitation to make an appointment.
2. Place up to 3 bulky items OR 2 white bags (provided by Milpitas Sanitation) OR up to 14 household 32-gallon garbage bags at your curb before 6:00 AM on your scheduled collection day.
3. Make sure the items don't block the street or access to garbage/recycling carts.

Single-family dwellings have 4 free pick-ups per rolling year, and the scheduled appointments should be made no less than 8 weeks (2 months) apart.