

July 2009
COMMUNITY ECONOMIC PROFILE
for the City of
MILPITAS (mīl-pē'təs)

Santa Clara County, California
<http://www.ci.milpitas.ca.gov>

Prepared by
The Milpitas Chamber of Commerce
<http://www.milpitaschamber.com>



Based on the format established by the California Chamber of Commerce

1. LOCATION:

Milpitas, incorporated in January 1954, is located 45 miles south of San Francisco and 380 miles north of Los Angeles. The City of Milpitas is situated in Santa Clara County and at the northeast section of Silicon Valley. Milpitas is 14.5 square miles in area.

2. ECONOMIC GROWTH AND TRENDS:

	1970	1980	1990	2000	2008
Population in the County	1,064,741	1,295,071	1,497,577	1,692,933	1,846,757
Taxable Sales of Retail Stores – County	1,529,752	5,461,581	10,341,461	19,773,484	21,509,426
Population in City Limit	26,561	37,820	50,686	62,698	69,419
Taxable Sales of Retail Stores – City	14,242	100,358	302,583	917,651	1,003,689
Occupied Dwellings	6,620	11,336	14,099	16,996	18,818
School Enrollment, BR K-6	7,110	5,130	4,917	5,079	5,048

3. CLIMATE:

Period	Average Temperature			Rain Inches	Humidity		
	Min.	Mean	Max		4am	Noon	4pm
January	40.7	48.1	55.5	5.75	79	65	65
April	46.2	57.9	69.6	0.03	72	36	37
July	58.2	69.3	80.5	0	83	48	48
October	52.8	64.9	77.1	0.19	71	41	39
Year	49.5	60.1	70.7	10.52	77	48	47

Source: U.S. Weather Service

Elevation: 20 feet above sea level

Prevailing Winds: NW Direction **Mean Speed:** 6.5 mph

4. TRANSPORTATION:

Rail: Santa Clara Valley Transportation Authority (VTA) Light Rail passenger service with 100 active Light Rail in Fleet utilizing 62 Light Rail Stations. Union Pacific freight rail service, Bay Area Rapid Transit (BART), Caltrain commuter service, Amtrak national passenger rail service.

Truck: 65 interstate truck carriers and 400 radial contract carriers.

Air: Mineta San Jose International Airport (SJC: 5 miles from Milpitas City Hall), Oakland Airport (OAK: 30 miles), San Francisco International Airport (SFO: 35 miles). There are also smaller general aviation airports in Palo Alto (PAO) and San Jose (RHV).

Bus: Santa Clara Valley Transportation Authority operates 75 regularly operating bus routes as of February 2009. There are many commuter-based services and connections to VTA light rail service and Caltrain stations. VTA also provides express bus service linking BART in Fremont.

Water: Port of Redwood City, San Francisco Bay and Port of Oakland are all within 40 miles.

Highways: Highway 237, 680, and 880 link Milpitas to the rest of the Silicon Valley.

5. INDUSTRIAL SITES:

There are about 1513.8 acres in the city limits designated for various industrial uses; about 111 acres are vacant and available in parcels ranging in size from 1.5 acre to 35.1 acres: included in this total are 773.7 acres of industrial parks (109.5 acres vacant). Typical sales prices during 2008 range from \$2,000,000 - \$2,500,000 per acre (\$80 sq. ft.). The terrain is level and drainage is good. Subsoil is clay. Site data compiled in cooperation with the City of Milpitas Planning Division and the Office of Economic Development.

6. WATER SUPPLY:

Name of Supplier: City of Milpitas: source is City of San Francisco Hetch-Hetchy System and the Santa Clara Valley Water District.

Maximum monthly consumption: 15 mg/d *Average consumption:* 9.7 mg/d

Cost per bimonthly: \$1.49 per 100 cu. ft. (748 gallons) for first twenty units and \$3.13 per 100 cu. ft. above the first twenty plus a flat charge based on meter size for all resident customers. All industrial, commercial institutional customers cost bimonthly is \$3.40 per 100 cu. ft. plus a flat charge based on meter size. For irrigation customers, bimonthly cost is \$3.89 per cu. ft. plus a flat charge based on meter size. Sizes of water mains range from 4 to 24 inches. *Total Length of water main:* 206 miles.

Water Connection Fees: \$1,910 per single-family residence; \$1,164 per dwelling unit for multi-family development \$5.97 per gallon per day of estimated average daily water use for non-residential sites.

7. SEWER SERVICE:

Name of Supplier: City of Milpitas with treatment at San Jose-Santa Clara Water Pollution Plant.

Contractual capacity at sewer plant: 14.25 mg/d *Average discharge:* 9 mg/d (2008 peak summer week average)

Residential: \$59.70 bimonthly per single-family dwelling. \$43.14 bimonthly per apartment unit and multi-family dwelling. \$26.88 bimonthly per mobile home.

Type of treatment plant: Tertiary

Sewer Service Charge: Commercial/Industrial: \$0.02 to \$3.93 per 100 cu. ft. based on quality of effluent, plus \$10.08 for each connection.

Sewer Connection Fees:

\$1,908 per single family dwelling unit.

\$1,406 per dwelling unit at multi-family dwelling department.

\$8.52 per gal. per day of estimated average daily waste water discharge for non-residential files.

Sizes of sewer lines range from 6 to 66 inches. *Total length of sewer main:* 175 miles.

8. STORM DRAINS & FLOOD CONTROL:

Number of pump stations: 13 *Length of storm mains:* 99 miles *Drainage channel:* 4.5 miles

Total number of manhole: 1,435 *Total number of catch basins:* 3,673

9. STREET IMPROVEMENTS:

Dedication requirements: Developer or owner dedicates all easements and right of way necessary to serve the property.

Improvements required: Developer or owner pays for street improvements including engineering and inspection fees; installs street widening improvements, including curb, gutter, sidewalk, matching pavement, street lighting, sewers, and storm drainage, street trees, water system extensions.

Total length of streets: 139 miles

10. & 11. NATURAL GAS & ELECTRIC POWER:

Name of Supplier: Pacific Gas & Electric Company

For rates applicable to Milpitas, contact the supplier's office (800) 743-5000. Power outage info. & support: (800) 743-5002.

12. TELEPHONE:

Name of supplier: AT&T

For rates and types of service applicable to Milpitas, contact the Business Office:

Commercial: 1-888-507-2253, Mon.-Fri. 8 am to 5 pm; Residential: 1-800-310-2355 Mon.-Fri. 8am-6pm and Sat. 8:30am -5 pm.

13. GOVERNMENT FACILITIES – TAX & INSURANCE RATES:

The City of Milpitas has a Council – Manager-form of government. The Milpitas City Council consists of five members (one Mayor and four Council Members) who are elected at large by the voters of Milpitas.

All property – residential, commercial, and industrial is appraised at full market value as it existed on March 1, 1975, with increases limited to a maximum of 2% annually. Property created or sold since March 1, 1975 will bear full cash value as of the time created or sold, plus the 2% annual increase. The basic tax rate is \$1.00 per \$100 appraised (real cash) value plus any taxes levied to cover bonded indebtedness for county, city, school, or other taxing agencies. Appraised valuations and tax rates are published annually after July 1.

A. Assessed Valuation as of June 30, 2008: City Real Cash Value: \$11,109,360,693
County Real Cash Value: \$285,951,384,691.

B. Combined total local property tax rates: In 2007-2008 per \$100 assessed value. Code area 12-029, Total: 1.0874, County: \$0.0412 (Basic \$1.00 county tax of which \$0.19 goes to the City of Milpitas and RDA area \$0.60).

C. Retail sales tax: State 7%, County 0.25%, City 1%, County-wide Transit & Roads 0.5%, Valley Traffic Authority (VTA) 0.5%. **Total 9.25%.**

D. Police Department: 88 Sworn Personnel with 50 Automobiles, 8 Trucks, Vans/RVs, and 9 motorcycles.

E. Fire Department: 80 personnel assigned to staff 4 fire stations and the Bureau of Fire Prevention. 4 Engine companies and aerial tower constantly staffed. Mutual aid available with all neighboring cities.

F. Fire Insurance Classification: City Rating: 3. Adjacent unincorporated area: 6 to 10 (Source: Insurance Service Office, San Francisco).

14. SANTA CLARA COUNTY LABOR MARKET AREA, 2008 (AREAS INCLUDES SANTA CLARA COUNTY)

Estimated County Population: 1,837,075

Estimated County Total Employment: 844,100

Architectural, Engineering & Related Svcs.	13,000	Health Care & Social Assistance	72,900
Professional & Business Services	178,200	Information	40,500
Chemical Manufacturing	4,100	Leisure & Hospitality	75,400
Computer & Electronic Product Mfg.	112,200	Manufacturing	167,200
Construction	45,200	Professional, Scientific & Technical Services	113,800
Educational Services	31,700	Retail Trade	85,400
Electronic Computer Mfg.	33,000	Telecommunications	6,200
Financial Activities	35,800	Trade, Transportation & Utilities	139,300
Government	98,300	Wholesale Trade	40,200

15. CHARACTERISTICS OF THE LABOR FORCE

Santa Clara County Employment and Unemployment

	November 2007	November 2008
Labor Force	862,800	884,800
Employed	820,700	821,900
Unemployed	42,100	63,000
Unemployment Rate	4.9%	7.1%
California Unemployment Rate	5.6%	8.3%
U.S. Unemployment Rate	4.8%	6.5%

Consumer Price Index	November 2007	November 2008
CPI – All Urban Consumers	210.2	212.4
CPI – Wage Clerical	205.9	207.3

Consumer Price Index Hotline (415) 625-2270

16. POPULATION ETHNICITY:

Milpitas has the highest population of ethnicities in Santa Clara County.

Asian: 58.5% Caucasian: 19.8% Hispanic/Latino: 15% Black or African American: 3%

American Indian/Alaska Native: 0.5% Native Hawaiian/Pacific Islander: 0.3% Other: 2.9%

17. **MANUFACTURING EMPLOYMENT:**

<u>Company Name</u>	<u>Employment</u>	<u>Products</u>
Cisco Systems, Inc.	3,000	Internet Network Supplier
LifeScan, Inc.	2,500	Medical Device Company
LSI	1,320	Design and Manufacturer of Semiconductors
Flextronics International	1,300	Contract Manufacturer of Electronic Components
SanDisk Corp.	1,100	Supplier of Flash Memory Data Storage Products
KLA-Tencor Corp.	1,000	Manufacturer of Semiconductors
Linear Technology Corp.	1,000	Manufacturer of Semiconductors
JDS Uniphase Corp.	800	Manufacture Argon Lasers for Printers/Medical Applications
Headway Technologies, Inc.	550	Manufacturer of Disk Drive Heads
Devcon Construction, Inc.	325	Commercial Construction
Dynamic Details, Inc.	270	Manufacturer and assembler of bare printed circuit boards
Adaptec, Inc.	192	Data Storage

18. **NON-MANUFACTURING EMPLOYMENT:**

<u>Company Name</u>	<u>Employment</u>	<u>Products</u>
Great Mall	3,180	Retail Outlet Center
Milpitas Unified School District	871	Education
Wal-Mart	320	Retail
City of Milpitas	400	City Government

19. **COMMUNITY FACILITIES:**

Health: Valley Health Center Milpitas will open 2010. Milpitas has 27 Medical clinics and offices, 138 dentist clinics and offices, 11 Optometric offices, 19 Chiropractic offices, 4 Podiatrist offices, 3 Physical Therapy clinics and 7 Veterinary clinics. Nearby Hospitals: Regional Medical Center of San Jose (formerly Alexian Brothers Hospital) and Washington Hospitals (Fremont). Acute Care: Kaiser Permanente Medical offices and General Medical Clinic.

Education: Nearby Universities: Stanford University (Palo Alto), University of Santa Clara, San Jose State University, National Hispanic University, Mission College (Santa Clara), Ohlone Community College (Fremont), San Jose City College, Evergreen Valley College (San Jose) and Heald College.

Public Schools: 9 elementary, 2 middle schools, 2 high schools, 2 children centers, and an adult education program. Private schools: 4 elementary. 17 nursing/daycare facilities.

Recreational/Cultural: Ed Levin-Sandy Wool Park, two 18-hole regulation golf courses, 2 driving ranges, 2 theatre complexes, Milpitas Municipal Sports Center, roller skating rink, bowling alley, 2 miniature golf courses, 3 racquetball complexes, 22 tennis courts, 2 lighted softball fields, 3 horseshoe pits, 4 handball courts and 13 soccer fields. 1 main library, 48 churches, 2 newspapers, 26 banks, 30 parks, 23 playgrounds. Milpitas Alliance for the Arts, recreation, teen and senior center programs.

20. **HOUSING AVAILABILITY, PRICES AND RENTALS:**

Average household income: \$102,250; 61% over \$75,000; 39% over \$100,000

Rental Price: \$1,015 to \$1,832 with 30% rental units

Median Home price: \$550,000 with 66% owner occupied

21. **HOTELS**

There are 8 full service hotels, 6 motels and 5 extended stay hotels.

22. **REMARKS:**

Information for developers and their engineers regarding the City's requirements, fees, etc., is available at www.ci.milpitas.gov or 455 E. Calaveras Blvd., Milpitas, CA 95035 or call (408) 586-3300. To facilitate developer's interest call the Office of Economic Development at (408) 585-3059.

For further information, contact the Office of Economic Development at (408) 586-3059

E-mail: dbarnhart@ci.milpitas.ca.gov or visit our website: www.ci.milpitas.ca.gov.