

**Lease Agreement  
Animal Care Services – West Side  
Spay & Neuter Clinic**



**City Council A Session – Item 19  
June 20, 2024**

**Presented by: Jorge A. Pérez, Director  
Building and Equipment Services Department**

# Background



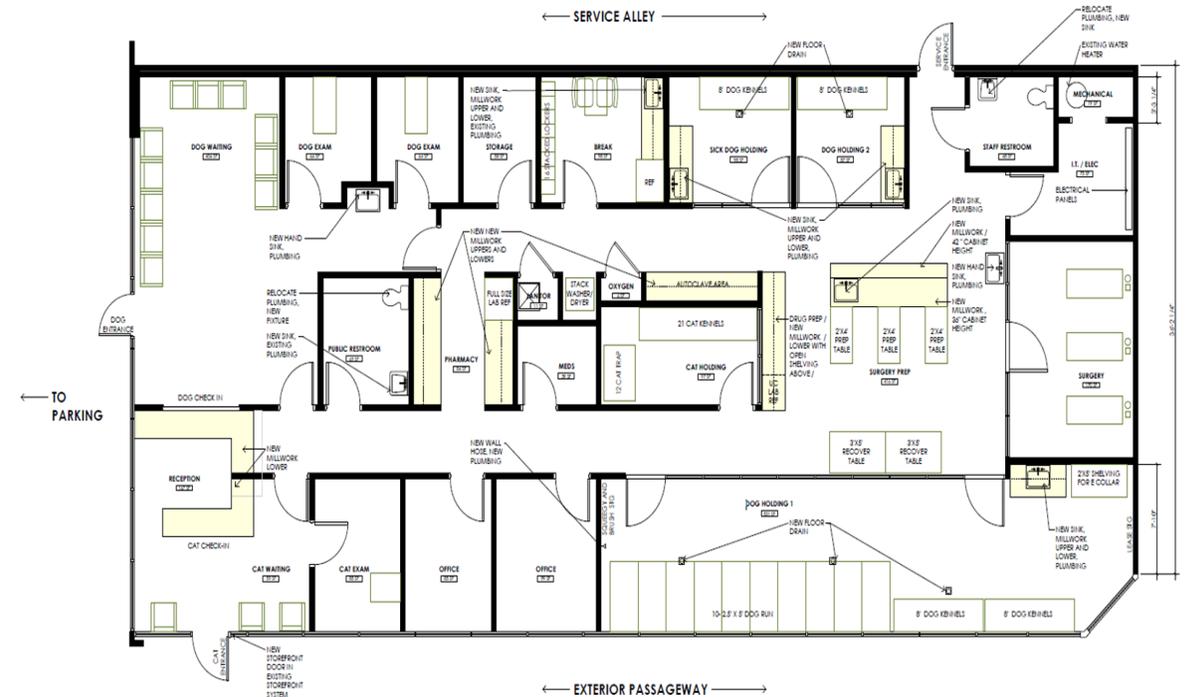
- Lease agreement with TCP Las Palmas Partners LTD
- The leased premises is 3,700 S.F, located at 803 Castroville Rd. in Council District 5
- ACS currently supports approximately 40,000 spay/neuter surgeries annually
- ACS intends to increase the number of surgeries by opening two new veterinary clinics in FY 2025



# Site Plan



- ✓ Designated parking lots and public parking
- ✓ Secure medicine room
- ✓ Surgery Room
- ✓ Evaluation Room
- ✓ Separate kenneling areas for dogs and cats
- ✓ Waiting rooms for public
- ✓ Office space
- ✓ Restrooms



# Lease Terms



- Five-year lease term
- COSA will pay \$8,910.83 monthly rent during the 1<sup>st</sup> year, escalating to \$9,177.85 monthly during the 5<sup>th</sup> year
- COSA may terminate this lease agreement at the 36<sup>th</sup> month with 180 days notice
- COSA will pay \$462,500.00 for improvements to the space



# Recommendation



Staff recommends approval of this ordinance authorizing the execution of a Lease Agreement with TCP Las Palmas Partners LTD for clinic space at 803 Castroville Rd. for a term of five years, in support of the Animal Care Services Department, Spay/Neuter Program



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