



GUIDELINES FOR LEASE PROPOSAL
WESTWIND FARM

The Town of Los Altos Hills is soliciting proposals from responsible parties for the leasing and operation of the Town-owned Westwind Farm property and adjacent Byrne Preserve.

The Westwind Farm property contains a 24,000 square feet, two-story, first-class barn with thirty-four (34) 12' x 12' stalls. Each stall has automatic watering devices and hay drop feeders from the second story hay loft.

The barn is situated on a fifteen (15) acre site, with approximately twenty (20) outdoor paddocks, a riding ring, a dressage ring, and cross-country jump course. Adjacent to the property is a fifty (50) acre portion of the Town-owned Byrne Preserve available for limited grazing rights.

Proposals should be submitted to the Town of Los Altos Hills by July 1, 1976, based on the following guidelines and restrictions:

1. The total number of horses shall not exceed fifty (50).
2. The barn and paddock areas shall be maintained in such a manner as to eliminate flies and odor with minimum dust.

This will require daily sweeping and spraying of the barn and cleaning and raking of the paddocks.

3. Manure shall be disposed of at least twice each week.
4. No outdoor lights except for safety.
5. No outdoor public address system excepted as limited by number (7) below.

6. At least one responsible person shall be on the property at all times.
7. There shall be allowed no more than five limited shows (5) each year which shall be held between the hours of 10:00 A.M. and 5:00 P.M.
8. Preference for boarding of horses shall be given to Los Altos Hills residents.
9. Lessee will install all needed improvements at his expense other than a fire sprinkling system, and shall become the property of Lessor at the termination of the lease."
10. Lessee shall provide liability insurance in the amount of one million (\$1,000,000.00) dollars.
11. Lessee shall deposit with the Town thirty-six hundred dollars (\$3,600.00) in cash or other security acceptable to the Town.
12. Lessee shall be responsible for all maintenance of fences, corrals, paddocks, training facilities, interior of the barn, etc., and same shall be maintained in good condition.
13. Lessee shall not stable more than twenty (20%) percent of the allowed number of horses with his own stock.
14. Lessee may be required to set aside up to four (4) paddocks for use by such groups as 4-H and Future Farmers of America.
15. Lessee will enter into a lease as prepared by the City Attorney
16. Lessee shall be responsible for all utility payments.
17. Lessee shall pay all licenses and taxes required.

18. Lessor will install a fire sprinkler system.
19. Lessor will provide the barn, land, and facilities as is.
20. Lessee will maintain the exterior of the barn structure in a reasonable manner, and shall be responsible for willful damage.
21. Lessor shall have the right to inspect all facilities during the period of the lease.
22. Monthly rental will be based on \$30/horse per month, with a minimum of \$900/month.
23. Proposed term of lease is three (3) years.
24. Parking shall be limited to premises only, with no street or driveway parking allowed.

The above guidelines are designed to provide a basis on which proposals may be developed.

Upon receipt of proposals, representatives of the Town will interview principals and make recommendations to the City Council.

The City Council reserves the right to reject any and all proposals.



Robert E. Crowe
City Manager