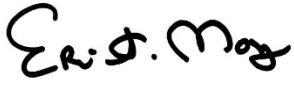


AGENDA ITEM NO. 7-A
MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD REPORT

DATE: May 6, 2026

TO: Board of Directors

FROM: Jacqueline Brenton, Resource Conservation Specialist

REVIEWED BY: Eric Morgan, General Manager 

SUBJECT: Authorization to Award Palo Corona Regional Park Conservation Grazing Lease to Renz Livestock

SUMMARY

The Monterey Peninsula Regional Park District (District) released a Request for Proposals (RFP No. 202526-2) on February 13, 2026, to solicit qualified livestock operators for the conservation grazing program at Palo Corona Regional Park (PCRP). The District received five (5) responsive proposals. Following a proposal evaluation process conducted by a three-person selection panel, staff recommend awarding the conservation grazing lease to Renz Livestock. The proposed lease would be for an initial five-year term commencing July 1, 2026, with up to two additional five-year extensions at the General Manager's discretion based on tenant performance, for a total possible term of fifteen years.

FISCAL IMPACT

None

DISCUSSION

Background

Palo Corona Regional Park has a long history of cattle grazing and livestock operations that predates the District's acquisition of the property in 2004. Since the Park's creation, the District has continued this practice as a tool to protect and enhance globally rare coastal terrace prairie grasslands and the species that depend on them. The conservation grazing program is guided by the science-based Grassland Management Plan for Palo Corona Regional Park (2007), which outlines conservation targets and prescribes specific grazing strategies tailored to four distinct grassland associations within the park.

The District does not operate its own cattle but instead leases the property to private cattle operators who implement grazing under the oversight of the District's Planning and Conservation Division. The current conservation grazing lease with Paddock Land and

Cattle expires June 30, 2026. In accordance with Board direction (April 3, 2024), staff released RFP No. 202526-2 on February 13, 2026, to solicit proposals to secure a lease to graze the property starting on July 1, 2026.

New Lease Structure

Key lease terms are as follows:

- Initial term: Five (5) years, commencing July 1, 2026
- Extension options: Up to two (2) additional five-year terms at the General Manager's discretion, based on documented tenant performance, for a total possible term of fifteen (15) years
- Performance criteria for extension include: compliance with lease terms and the Grassland Management Plan, infrastructure maintenance and improvements, adherence to stocking capacity limits, proper animal husbandry, achievement of Residual Dry Matter (RDM) targets, and cooperative working relationship with District staff
- The lease is structured with nominal rent of \$1.00 to formalize the agreement, while recognizing that the primary value delivered to the District is through ecosystem services provided by the grazing operation.

Request for Proposals

The RFP for the new lease was posted on the District's OpenGov procurement portal. A mandatory informational meeting was held on February 23, 2026, which was attended by representatives of six prospective operations. An optional property tour was conducted on March 5, 2026. Proposals were due March 25, 2026.

The District received five (5) proposals from the following operators:

- Lonely Bull Cattle Co.
- Renz Livestock
- Willow Creek Land and Cattle, LLC
- L&E Cattle Company
- Baird Livestock and Land Management, LLC

A three-person review panel, consisting of two District staff members and one outside panelist from the University of California Cooperative Extension, evaluated proposals according to the criteria and terms referenced in the RFP, including, but not limited to:

- Business information and organizational capacity
- Livestock operating experience, including infrastructure maintenance and equipment
- Experience managing livestock conflicts, including recreation and predation
- Experience managing for natural resources, including invasive species, sensitive species habitat, and grant collaboration
- Operational plan, including cattle class and rotation proposal

- Employee staffing plan and site presence
- Local preference — business based in Monterey County or within 40 miles of PCR

A subset of proposers were then invited for follow-up panel interviews that informed final proposal scores and rankings.

Renz Livestock was determined to be the highest scoring proposer with extensive experience grazing lands for public agencies across the Central Coast region with the operational capacity, technical expertise, and professional standards required to successfully implement the conservation grazing program at Palo Corona Regional Park (**ATTACHMENT 1**).

CEQA Compliance

The proposed action involves the award of a conservation grazing lease to continue an existing grazing program at Palo Corona Regional Park consistent with the District's adopted Grassland Management Plan (2007). This activity is categorically exempt from review under the California Environmental Quality Act pursuant to the Class 1 Categorical Exemption (Existing Facilities) (14 Cal. Code Regs. §15301), which applies to the operation, leasing, and minor alteration of existing public or private facilities involving negligible or no expansion of use. The project consists of leasing park lands for the continuation of an established, ongoing grazing use with no expansion in intensity or footprint beyond historically managed conditions. In accordance with CEQA Guidelines §15300.2, staff have evaluated whether any exceptions to the use of a categorical exemption apply and have determined that none are present. Based on the above, the project qualifies for a Class 1 Categorical Exemption, and no further environmental review is required.

RECOMMENDED ACTION

Staff respectfully recommend that the Board of Directors:

1. Approve award of the Palo Corona Regional Park Conservation Grazing Lease to Renz Livestock, operated by Allan Renz. Renz Livestock; and
2. Authorize and direct the General Manager to finalize and execute the Conservation Grazing Lease with Renz Livestock (**ATTACHMENT 2**), substantially as to form.
3. Direct staff to draft a resolution of appreciation to L&E Cattle Company for board review and approval on June 3, 2026.

ATTACHMENTS

1. [Renz Livestock Proposal](#)
2. [Draft Conservation Grazing Lease for Palo Corona Regional Park](#)