

AGRICULTURE MANAGEMENT PLAN

Hicks Mountain Ranch

1. PROPERTY OVERVIEW

Property Name: Hicks Mountain Ranch

Date Prepared: April, 2026

Plan Period: 5-year period

1.1 Property Description

LOCATION: 10900 PT. REYES PETALUMA RD., NICASIO CA

APN:	121-040-05
ZONING:	ARP-60
LOT SIZE:	459.1 ACRES (19,998,396 SF)
OCC. GROUP:	R
CONST. TYPE:	V
SEISMIC DESIGN CATEGORY:	D
WUI:	NO
SFHA:	ZONE X
CLIMATE ZONE:	2
PARKING:	5 SPACES

FLOOR AREA

PROPOSED FLOOR AREA:

(N) RESIDENCE (interior)	4,107 sq. ft.
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(N) EXTERIOR COVERED	2,015 sq. ft.
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PROPOSED TOTAL:	6,122 sq. ft.
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FLOOR AREA RATIO	N/A PER MARIN MUNICIPAL CODE TABLE
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2-2 UNDER CHAPTER 22.08.040

IMPERVIOUS V PERVIOUS SURFACES

	EXISTING	PROPOSED
AREA OF DISTURBANCE	N/A	22,078 sq. ft.
IMPERVIOUS SURFACES	1,345 sq. ft.	8,500 sq. ft.
PERVIOUS SURFACES	20,733 sq. ft.	13,578 sq. ft.

1.2 Conservation Easement Status

This property is subject to a Marin Agricultural Land Trust (MALT) conservation easement. All agricultural activities and land uses described in this plan are conducted in compliance with the terms of the easement.

2. RESIDENTIAL STRUCTURES

2.1 Existing Residence

The property currently contains one single-family residence that serves as the primary dwelling. Upon completion of the proposed new primary residence, this existing structure will transition to serve as a second dwelling unit. It will be occupied variously by the ranch manager, the owner's siblings, and the property owner's parents as they assist with ranch operations. The structure will be maintained in good condition and will continue to serve agricultural support purposes for the ranch operations.

2.2 Proposed New Primary Residence

A new single-family residence is proposed to serve as the primary dwelling for the property owners. The presence of on-site ownership supports active agricultural management, provides oversight of cattle lease operations, and enables the development and management of equestrian facilities. Development rights for the second, "Larger" residence are consistent with MALT easement 14(a).

2.3 Justification for Two Residences

The retention of the existing residence as a second dwelling unit provides essential support for the ranch's agricultural operations. The property owner's Ranch Manager and family members actively contribute to daily on-site supervision and monitoring of cattle lease operations, livestock welfare, and facility conditions. Ranch management activities require periods of residence by both the ranch manager and family members. This arrangement ensures rapid response capability for animal welfare issues and infrastructure concerns while supporting the management of the equestrian program. The regular presence of the ranch manager and/or family members also enhances security and overall property stewardship, contributing to the long-term viability of agricultural operations on the property.

3. AGRICULTURAL OPERATIONS

From 1969 through the present, the Property has been leased to multiple third-party tenants for beef cattle grazing. The livestock infrastructure includes

perimeter fencing, multiple livestock water troughs, a functional/corral processing facility, and interior pasture fencing. There are also drainages near and around the farmstead area and one heart-shaped freshwater stockponds. The property has two operating wells for domestic and agricultural uses.

3.1 Cattle and Sheep Operations

Current Management: Cattle and sheep grazing on the property is currently conducted under lease agreements with qualified ranchers. These lease terms provide for sustainable rangeland management practices that maintain the health and productivity of the grasslands. The grazing program serves multiple purposes, including producing high quality, 100% grassfed beef that is sold locally, maintaining grassland health, supporting local ranching operations, and reducing fire fuel loads across the property.

Grazing Management Practices: The cattle and sheep operation employs rotational grazing practices to prevent overgrazing and maintain forage quality throughout the grazing season and year round. Stocking rates are monitored and adjusted to remain appropriate to seasonal forage availability, ensuring that the rangeland resources are not depleted. Water sources are maintained strategically to encourage proper livestock distribution across the property. Fences are regularly maintained to control grazing patterns and protect sensitive areas. Range conditions are evaluated annually to assess the effectiveness of management practices and identify any needed adjustments.

Infrastructure: The developed farmstead area includes an existing 1,400 sf single-family residence and two small cabins (450 sf and 300 sf). Agricultural buildings and associated facilities in the developed farmstead area include livestock corrals, arena/round-pen, a large 7,000 sq ft hay/dairy barn and a milk barn. Currently, two existing ranch roads provide vehicular access.. The south ranch road provides vehicular crossings to the remaining portion of the ranch. A regular maintenance schedule is maintained for gates, fences, and water systems to ensure they remain functional and effective.

3.2 Equestrian Operations (Future)

Purpose and Scope: No equestrian uses are contemplated currently. Future equestrian facilities would allow the owners private horse keeping for their personal use. Future anticipated uses would require the development of

appropriate support facilities in designated areas that minimize impacts to productive rangeland and natural resources.

Planned Facilities: The equestrian facilities would include stables or a barn to provide shelter and care areas for the horses. Potentially, the horse operation would include paddocks and corrals for turnout and exercise, and a riding arena for training and exercise purposes. Appropriate hay and feed storage facilities would be included to maintain feed quality and prevent wildlife attractants. A designated manure management area would be established with proper design to prevent water quality impacts.

Management Practices: Horse management would include pasture rotation practices to prevent overgrazing in areas designated for equestrian use. An integrated pest management approach will be employed for fly control, minimizing the need for chemical interventions. Manure would be removed from high-use areas on a regular schedule and properly composted. Weed control would be practiced in horse use areas to prevent the spread of invasive species. Erosion control measures would be implemented in areas of concentrated horse activity to protect soil resources and water quality.

Manure Management: A designated composting area would be established with proper drainage and setbacks from water resources. A regular removal schedule would prevent accumulation and associated problems with flies, odors, and water quality. Composted manure would be used for on-site soil amendment in appropriate areas or disposed of off-site as needed. All manure management practices would comply with regional water quality best management practices to protect surface water and groundwater resources.

4. RESOURCE MANAGEMENT

4.1 Soil Conservation

Soil conservation practices focus on maintaining vegetative cover on slopes to prevent erosion, particularly during the winter rainy season. Erosion control measures are implemented at high-risk areas where soil loss could be significant. Soil testing is conducted as needed to monitor fertility and guide any necessary amendments. Prevention of soil compaction in heavy-use areas such as corrals, paddocks, and around water sources is addressed through design and management practices.

4.2 Water Resources

Protection of springs, streams, and wetlands is a priority in all ranch management activities. Riparian buffers are maintained along watercourses to provide filtration, stabilize banks, and support aquatic and wildlife habitat. The stock water system is regularly maintained to ensure reliable livestock water supply while protecting natural water resources from contamination and overuse. Water quality monitoring is conducted to ensure that agricultural activities are not adversely affecting water resources. Efficient irrigation practices are employed where irrigation is used.

4.3 Vegetation Management

Control of noxious weeds, including thistle, yellow starthistle, and other invasive species, is conducted through an integrated approach combining grazing, and mechanical removal. Fire fuel reduction is accomplished primarily through managed grazing, which reduces the accumulation of dry grass and brush that could fuel wildfires. Native plant communities are protected through careful grazing management and fencing where necessary. Fencing is maintained to protect sensitive areas such as wetlands, riparian zones, and areas with special-status plant populations.

4.4 Wildlife Habitat

The ranch management approach maintains diverse habitat types to support native wildlife populations. Nesting sites and wildlife corridors are protected from disturbance during critical periods. Coexistence practices for predator management are employed that prioritize non-lethal methods while protecting livestock.

5. INFRASTRUCTURE & IMPROVEMENTS

5.1 Existing Infrastructure

The property currently includes roads and access routes that provide vehicle access to key areas of the ranch. The fencing system divides the property into appropriate management units and protects sensitive resources. Water systems deliver stock water to strategic locations across the property.

5.2 Planned Improvements

Planned improvements include the development site for the second residence, which has been selected to minimize impacts to productive agricultural land and natural resources. Future equestrian facilities would be located and designed to support efficient horse management while protecting water quality and

minimizing visual impacts. Various infrastructure improvements supporting agricultural operations may be implemented over the plan period as needs are identified. All improvements will be subject to MALT easement review and approval processes prior to implementation.

6. FIRE MANAGEMENT

Fire management on the property includes maintenance of defensible space around all structures in accordance with local fire district requirements.

Vegetation management for fuel reduction is accomplished through strategic grazing and mechanical treatment where necessary. The cattle grazing program serves as an important fire prevention tool by reducing the accumulation of fine fuels across the property. Emergency access routes are maintained in good condition to ensure that firefighting equipment can reach all areas of the property if needed. The ranch owners maintain regular coordination with the local fire district to ensure that the property's fire management practices align with community wildfire protection planning.

7. MONITORING & ADAPTIVE MANAGEMENT

7.1 Annual Review

This Agriculture Management Plan will be reviewed annually to assess progress toward management goals and evaluate the effectiveness of current practices.

The annual review process will assess the effectiveness of grazing and land management practices in maintaining rangeland health and productivity.

Infrastructure repairs or improvements that have been identified as necessary will be documented and prioritized. As agricultural operations evolve over time, the plan will be updated to reflect current activities and management approaches.

7.2 Record Keeping

Comprehensive records will be maintained to document ranch management activities and support adaptive management decisions. Cattle lease agreements and stocking records document the grazing operation. Infrastructure maintenance logs record repairs and improvements to ranch facilities. Grazing rotation schedules and weed control activities are documented to evaluate management effectiveness. Water quality data is collected and maintained to ensure protection of water resources.

7.3 Plan Updates

This plan will be formally updated every five years or as needed when significant changes to agricultural operations are proposed. Updates will reflect lessons learned from implementation, changes in regulatory requirements, and evolution of the ranch's agricultural activities.

8. COMPLIANCE & COORDINATION

8.1 MALT Easement Compliance

All activities described in this plan are conducted in accordance with the MALT conservation easement that protects the property. Proposed improvements requiring easement holder approval will be submitted to MALT with appropriate documentation prior to implementation, ensuring that all development is consistent with the easement's purposes and terms.

8.2 Regulatory Compliance

Ranch operations will comply with all applicable regulatory requirements, including county zoning and building permit requirements for any new structures or improvements. Regional Water Quality Control Board requirements will be followed for all activities that could affect water quality. California Department of Food and Agriculture regulations applicable to livestock operations will be observed. Other applicable federal, state, and local regulations will be followed as relevant to specific ranch activities.

8.3 Professional Consultation

The ranch owners will employ natural resource management to ensure that management practices are sound and effective. Equine veterinarians and farriers provide professional care for sheep, cattle, guard dogs and other livestock. NRCS conservation planners may be consulted for advice on resource conservation practices and cost-share program opportunities. MALT staff will be consulted regarding easement compliance questions and proposed improvements.

9. RANCH MANAGER QUALIFICATIONS

The Hicks Mountain Ranch is managed by Arron Wilder, an experienced west Marin farmer and trained soil scientist. Wilder is the founder and operator of Table Top Farm, a certified-organic (CCOF) mixed vegetable operation he established in Point Reyes Station in 2010, and he has farmed a network of leased parcels across the Point Reyes Mesa and Black Mountain Ranch for more than fifteen years. Prior to farming full-time, he worked as a soil scientist for over a decade, and he currently serves as an adjunct

instructor of organic farming at the College of Marin. Wilder has strong technical and stewardship orientation to ranch management, with demonstrated experience in soil-health practices (no-fallow crop rotation, cover cropping, and on-site composting), erosion control, riparian buffer establishment, and on-farm water conservation. His combination of agronomic training and hands-on West Marin farming experience positions him to manage the property in a manner consistent with the goals of this agricultural management plan.

9. CONCLUSION

The Hicks Mountain Ranch Agriculture Management Plan provides for continued viable agricultural use of the property through cattle and sheep grazing operations and equestrian activities. The presence of two residences—a primary residence for the property owners and a ranch manager's residence—ensures adequate on-site management and stewardship of agricultural resources. All activities are designed to maintain the property's agricultural productivity while protecting natural resources in perpetuity consistent with the MALT conservation easement.

Property Owner Signature: _____ **Date:** _____

MALT Representative (if required): _____ **Date:** _____