

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING SERVICES**

**120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: (707)-964-5379**

Case No(s) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

LCP CONSISTENCY REVIEW APPLICATION FORM

Name of Applicant Wild Blue Aquaculture, LLC	Name of Owner(s) Aubree Gord	Name of Agent
Mailing Address 26400 Blueberry Hill Rd. Fort Bragg, CA 95437	Mailing Address	Mailing Address
Telephone Number (707) 234-8770	Telephone Number	Telephone Number

Project Description:

Wild Blue Aquaculture is a restorative, sustainable aquaculture business based in Noyo Harbor within Mendocino County seeking to cultivate purple sea urchins to marketable size in order to alleviate ecological pressure on local kelp forests and promote biodiversity. Our business model supports both environmental restoration and local economic development by transforming an overabundant species into a premium seafood product for regional distribution and direct-to-consumer markets.

The proposed project includes the installation and use of both land-based tank systems inside the commercial building at the property, and mobile, moveable Floating Upweller Systems (FLUPSYs) in the waters of Noyo Harbor. These systems will support the cultivation of purple sea urchins and, in later phases, may be adapted for oyster, abalone, or other viable aquaculture operations. All infrastructure is designed to minimize environmental impact, and our operations are consistent with the goals of coastal resource protection and restoration.

Driving Directions

The site is located on the W (N/S/E/W) side of South Harbor Drive (name road)
approximately 1300 feet (feet/miles) N (N/S/E/W) of its intersection with
Fort Bragg-Willits Rd (Highway 20) (provide nearest major intersection).

Assessor's Parcel Number(s)

018-150-22-00

Parcel Size

0.18 Square Feet Acres

Street Address of Project

19280 S Harbor Dr.
Fort Bragg, CA 95437

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

Wild Blue Aquaculture
Noyo Harbor - Fort Bragg, CA
Mailing Address:
26400 Blueberry Hill Rd.
Fort Bragg, CA 95437



March 26, 2026

Mendocino County - Department of Planning and Building Services
Ms. Julia Krog, Director
860 N Bush Street
Ukiah, CA 95482

Dear Ms. Krog,

Wild Blue Aquaculture is writing to request Mendocino County's agreement for the California Coastal Commission to process a consolidated Coastal Development Permit (CDP) application for a proposed aquaculture operation at 19280 S. Harbor Dr., Fort Bragg, CA 95437 (Assessor's Parcel Number: **018-150-22-00**), located within the Noyo Harbor.

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We understand that this project qualifies as "development" under Public Resources Code Section 30106 and therefore requires a coastal development permit. Preliminary discussions with California Coastal Commission staff have confirmed that portions of the project site are within both the Commission's retained jurisdiction and the County's Local Coastal Program jurisdiction. As such, the proposed project is eligible for a consolidated CDP pursuant to Public Resources Code Section 30601.3.

With this letter, Wild Blue Aquaculture respectfully requests Mendocino County's agreement for the California Coastal Commission to serve as the permitting authority for this consolidated CDP. The following supporting materials are included for your review:

- LCP Application Form
- Business Summary (Includes Project Description, Site Map, and Coastal Commission Boundary Determination)

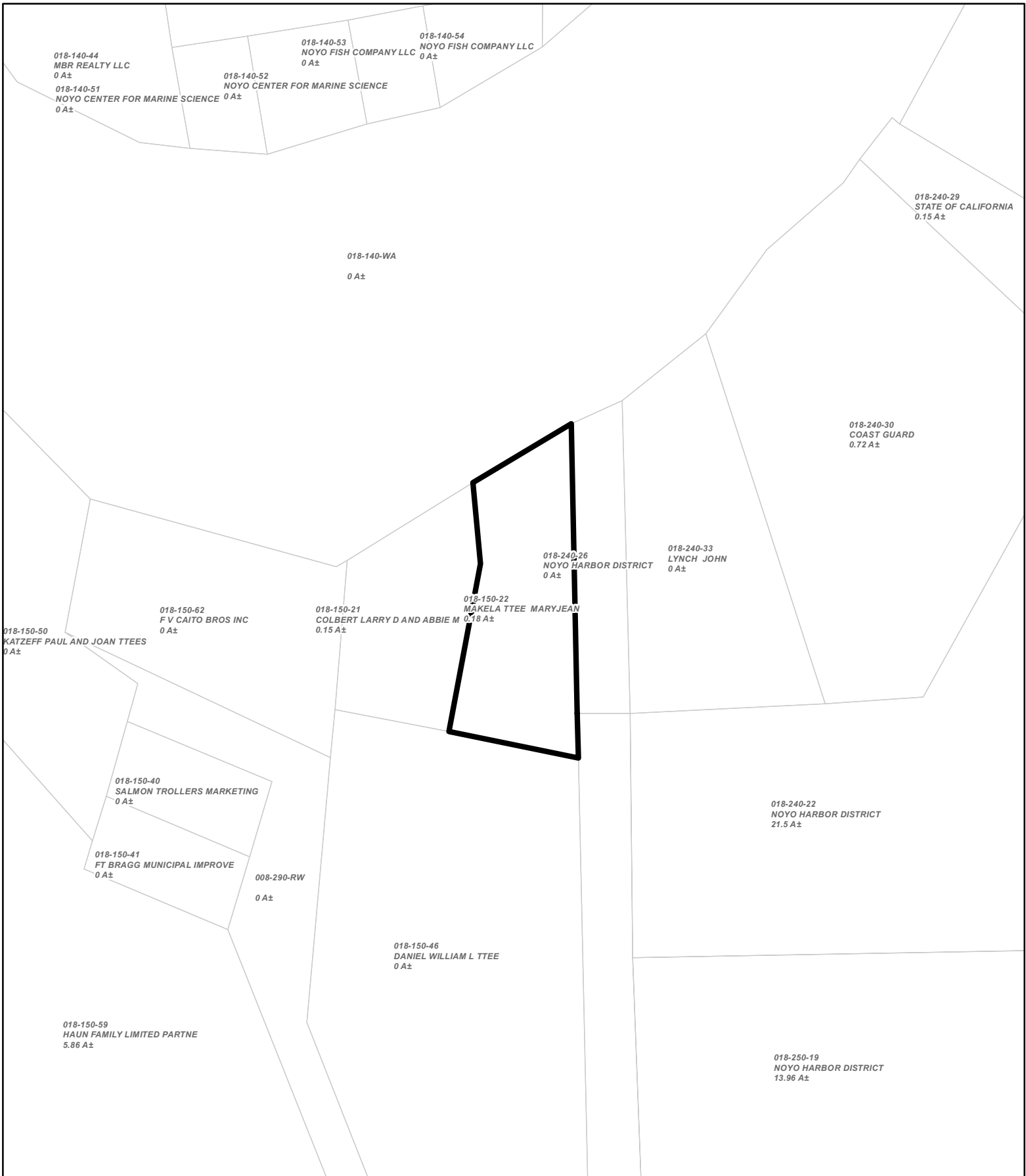
We are committed to complying with all applicable regulations and working cooperatively with state and local agencies to ensure environmentally sound and community-beneficial operations.

Thank you for your consideration of this request. Please feel free to contact me directly at (707)234-8770 or aubree@wildblueaquaculture.com if you have any questions or require additional documentation.

Sincerely,

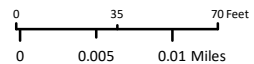
A handwritten signature in cursive script that reads "Aubree A. Gord".

Aubree A. Gord
Founder, Wild Blue Aquaculture



CASE: LCP 2026-0003
OWNER: GORD, Aubree
APN: 018-150-22
APLCT: Wild Blue Aquaculture, LLC
AGENT:
ADDRESS: 19280 S Harbor Dr, Fort Bragg

Assessors Parcels



1:800

ADJACENT PARCELS

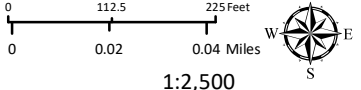
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, IGN, and the GIS User Community

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Public Roads
 Driveways/Unnamed Roads



1:2,500


AERIAL IMAGERY

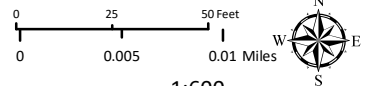
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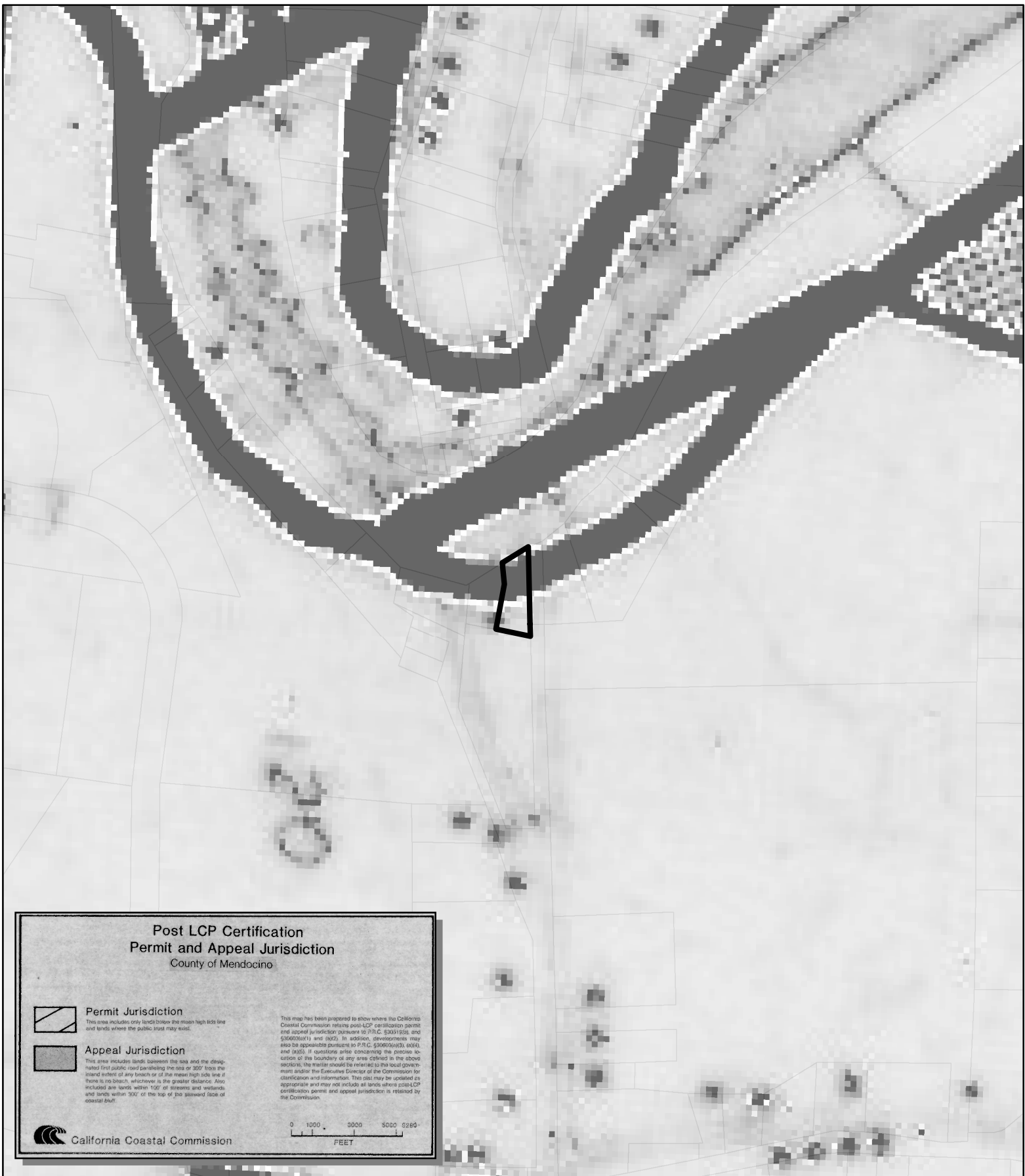
 Public Roads



1:600

AERIAL IMAGERY

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**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

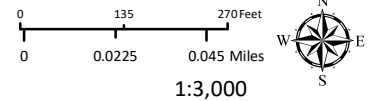
Appeal Jurisdiction
This area includes lands seaward the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30515(b) and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area depicted in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5260
FEET

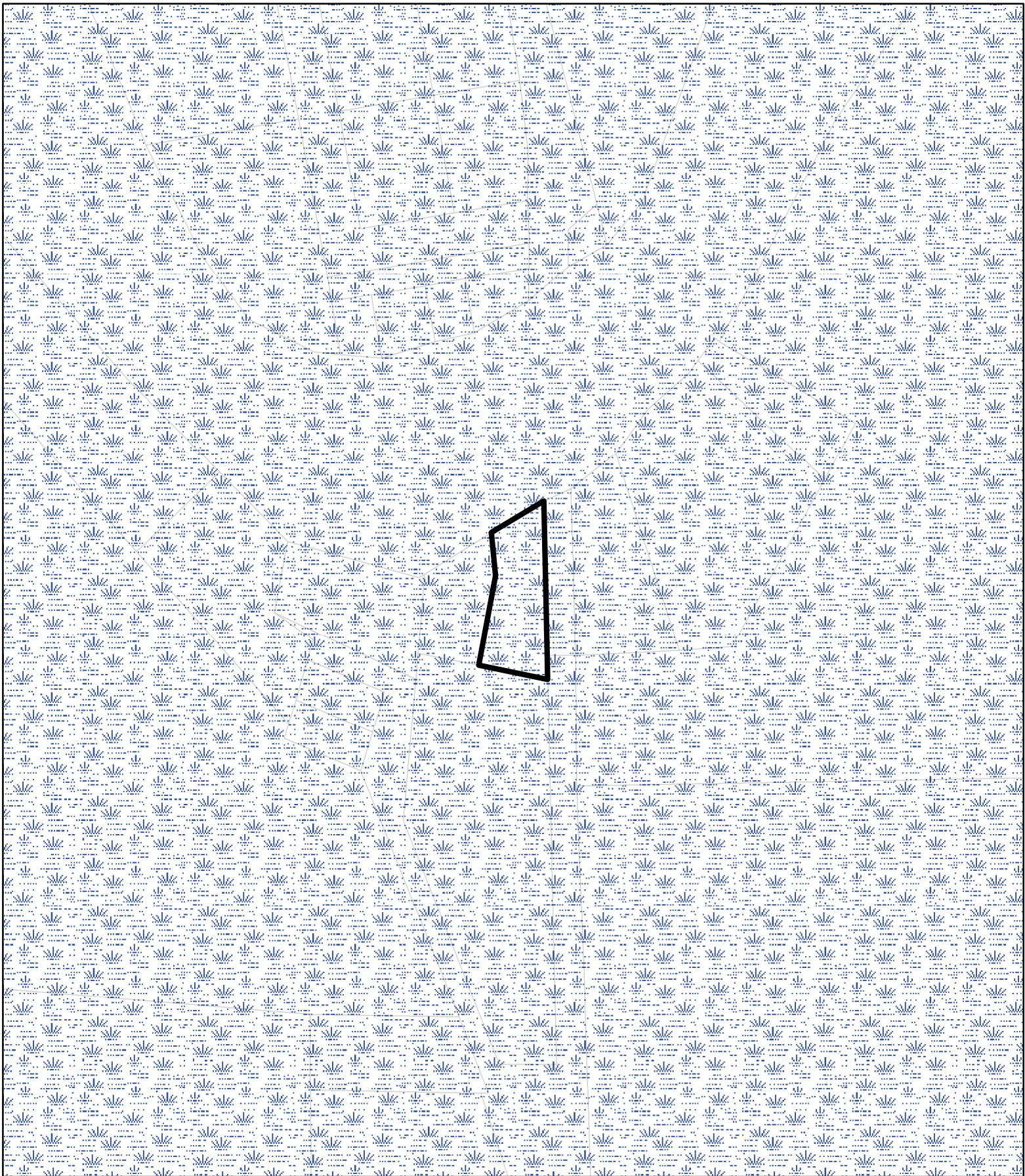
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Assessors Parcels





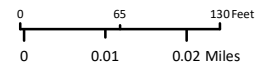
POST LCP CERTIFICATION & APPEAL JURISDICTION

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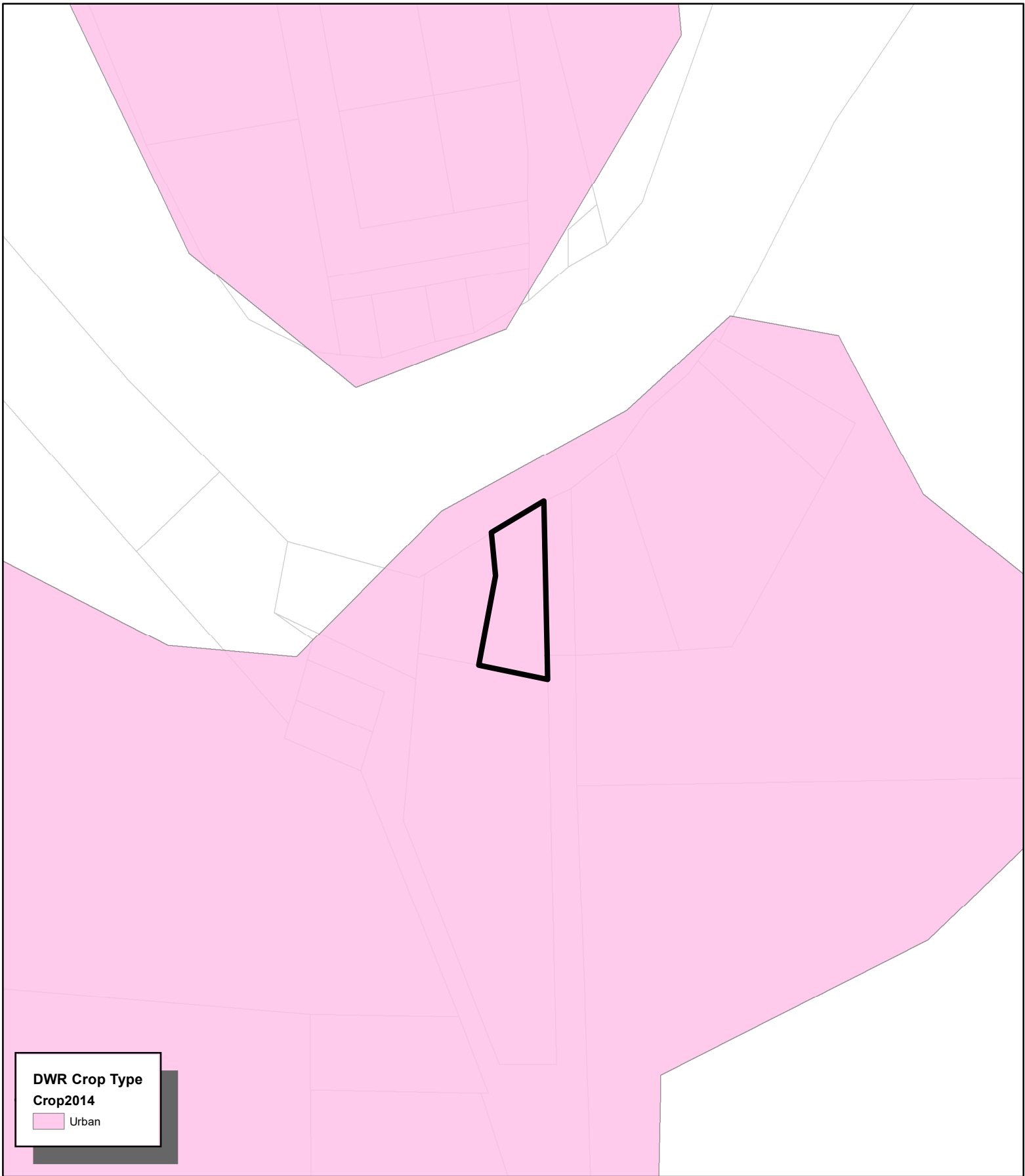
 Marginal Water Resources
 Assessor's Parcels



1:1,500

COASTAL GROUND WATER RESOURCES

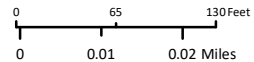
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DWR Crop Type
Crop2014
 Urban

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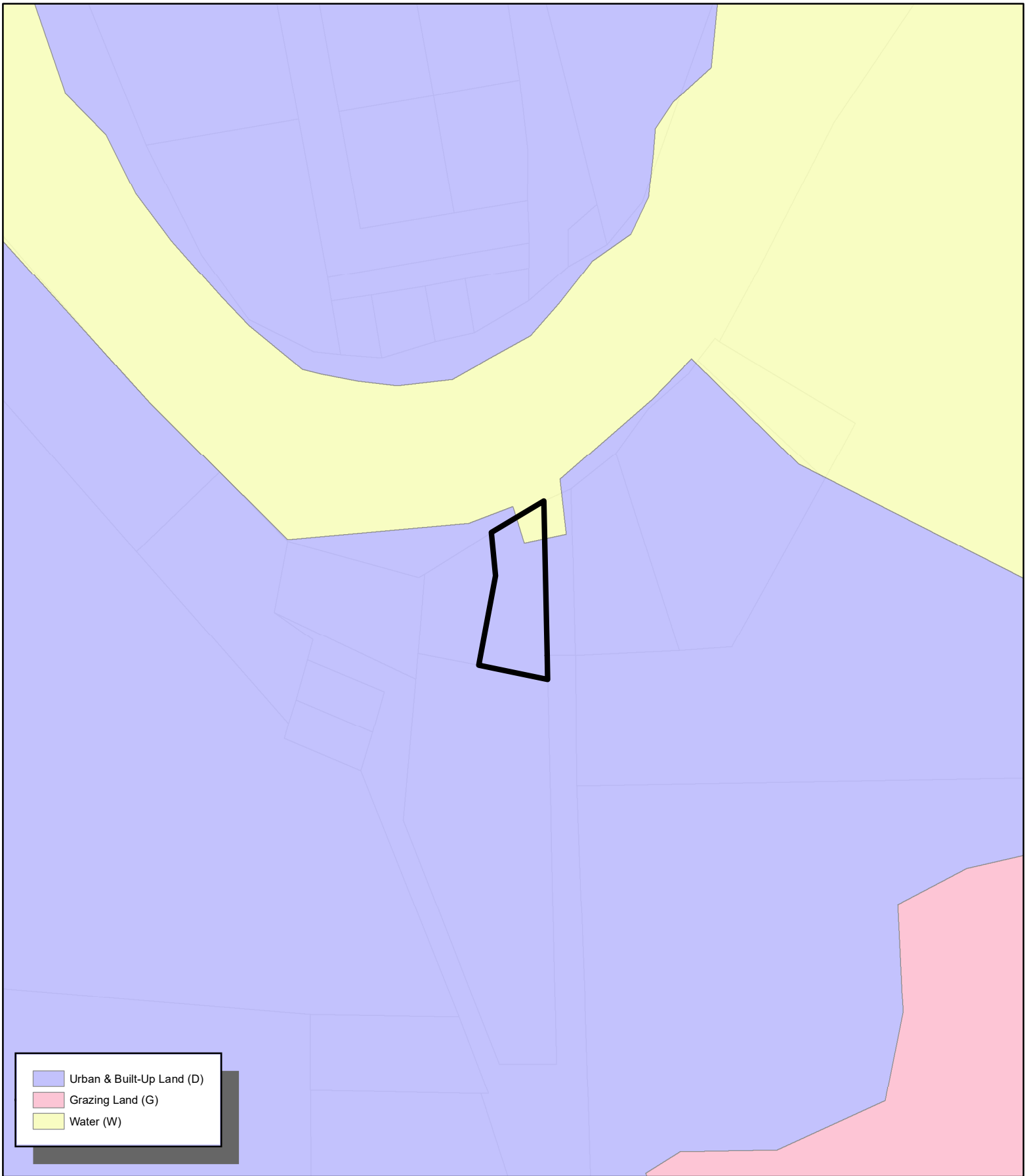
Assessors Parcels






1:1,500


CROP TYPES

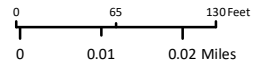
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	Urban & Built-Up Land (D)
	Grazing Land (G)
	Water (W)

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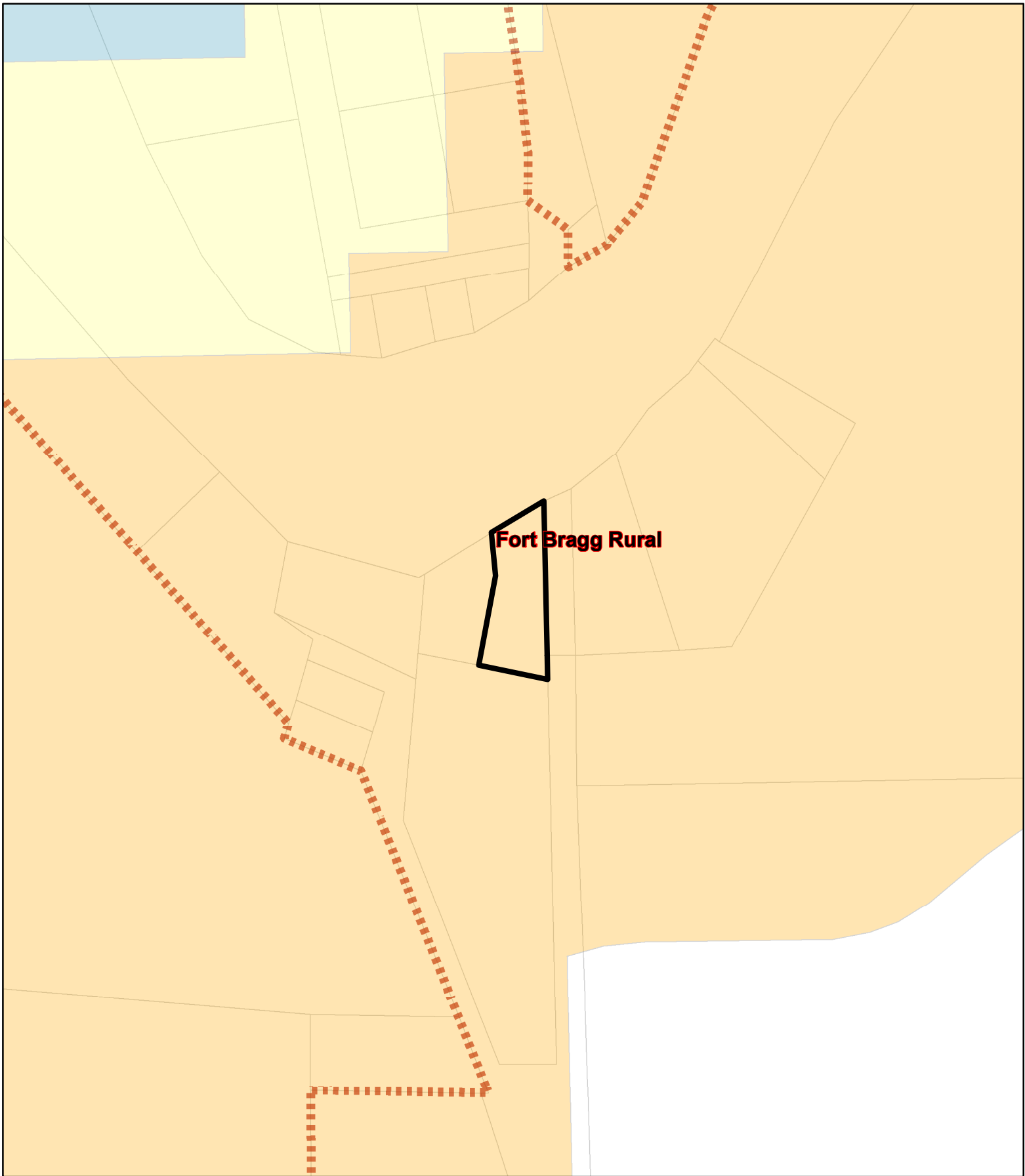
 Assessor's Parcels








1:1,500

IMPORTANT FARMLANDS


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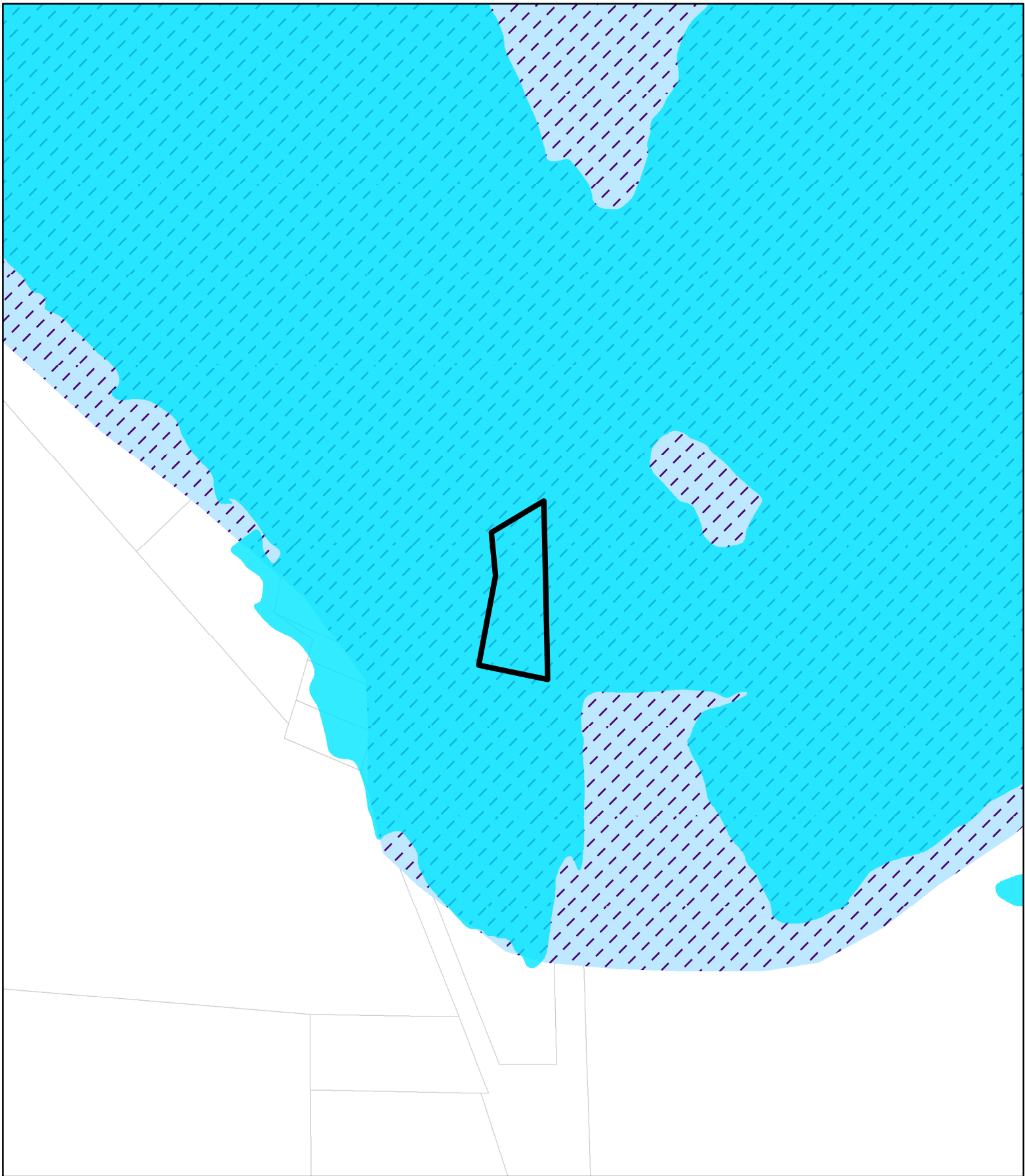
	High		County Fire Districts
	Moderate		Assessors Parcels
	NonWildland		

0 65 130 Feet
 0 0.01 0.02 Miles



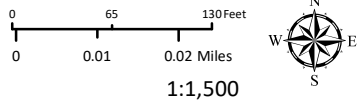
1:1,500
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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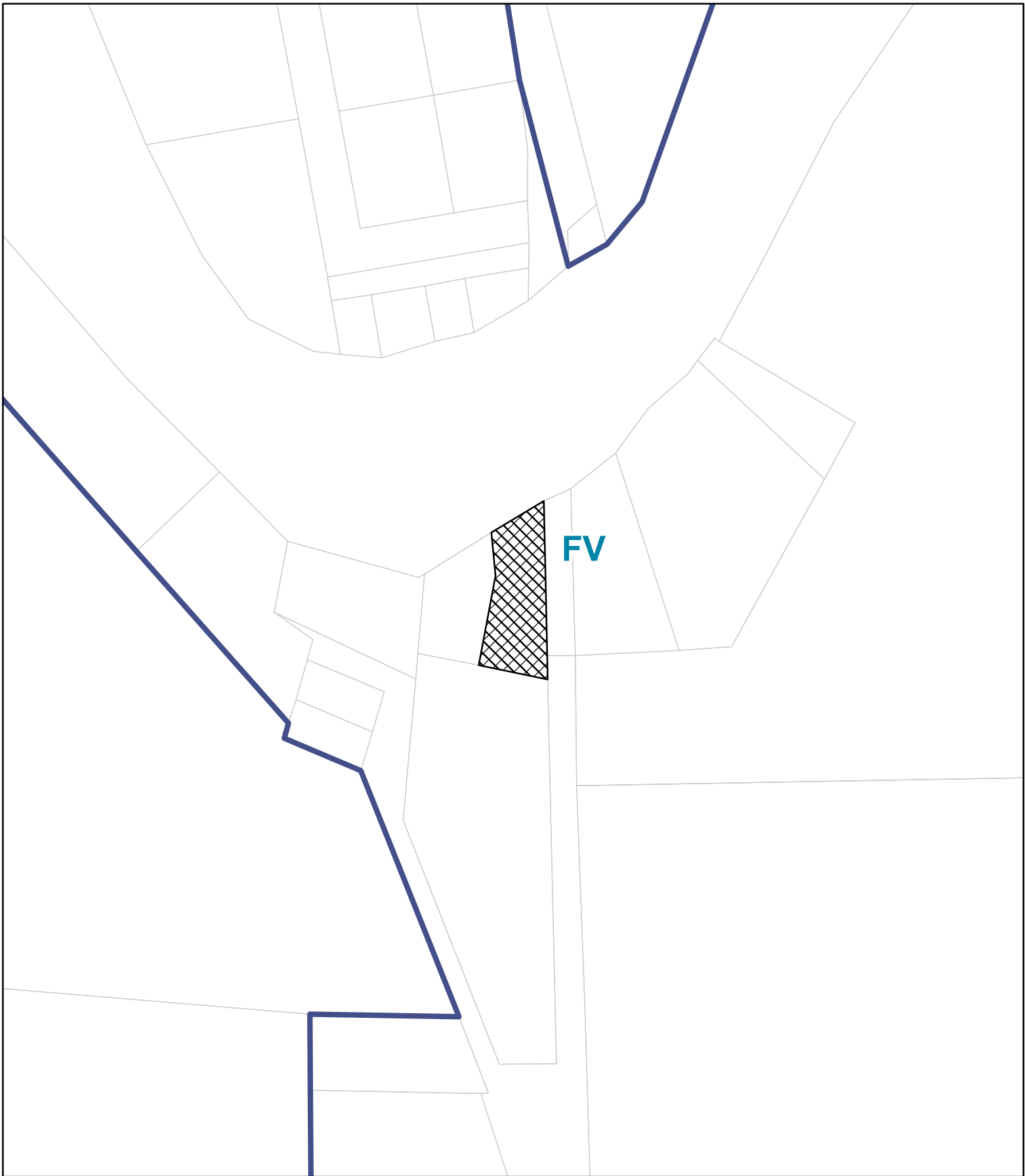
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- Zone A/AE
- Tsunami Inundation Zones
- Assessors Parcels




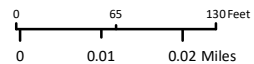
FLOOD & TSUNAMI INUNDATION ZONES

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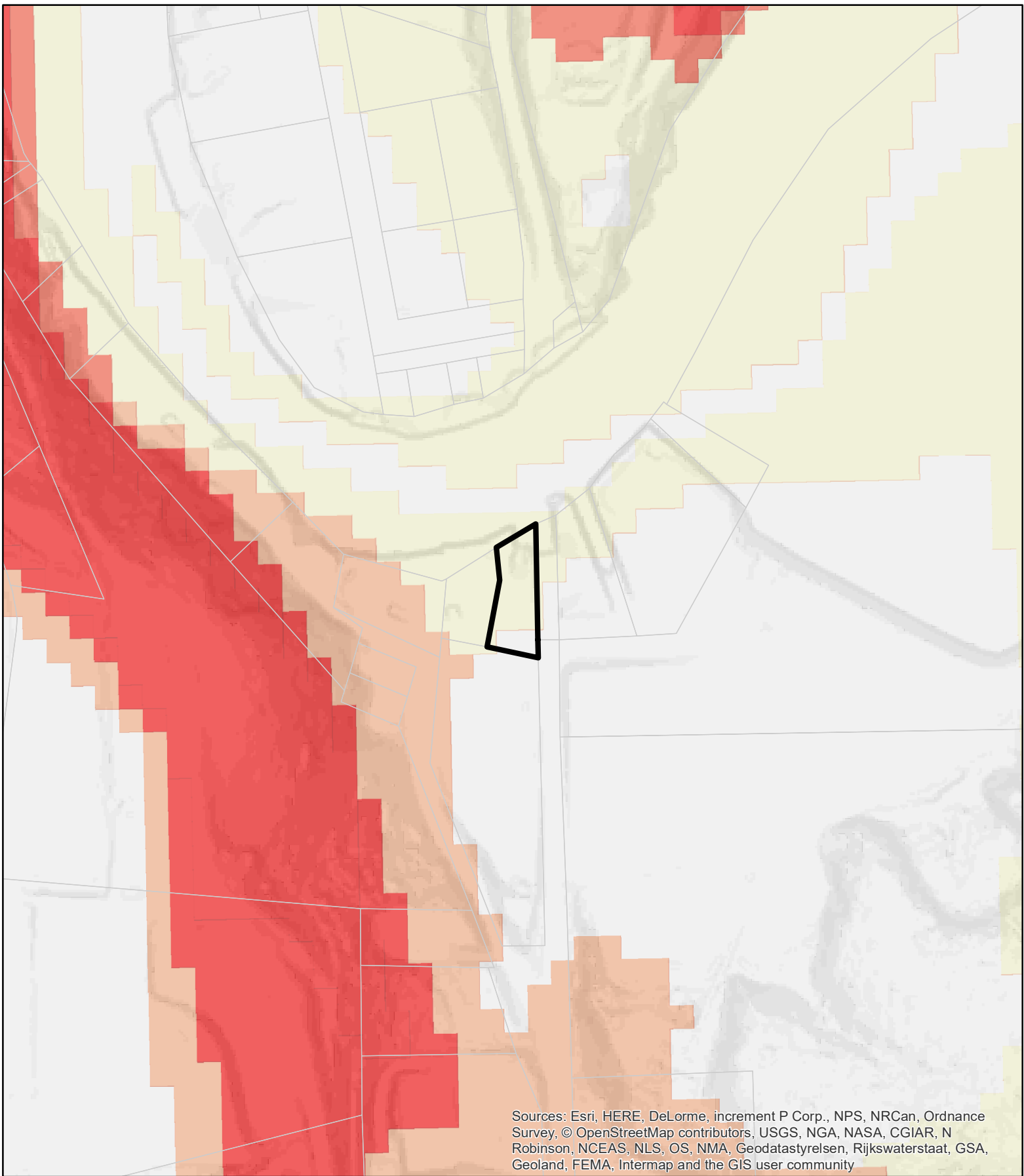
 Assessors Parcels



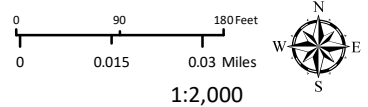
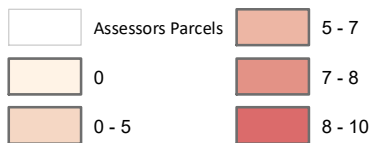
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GENERAL PLAN

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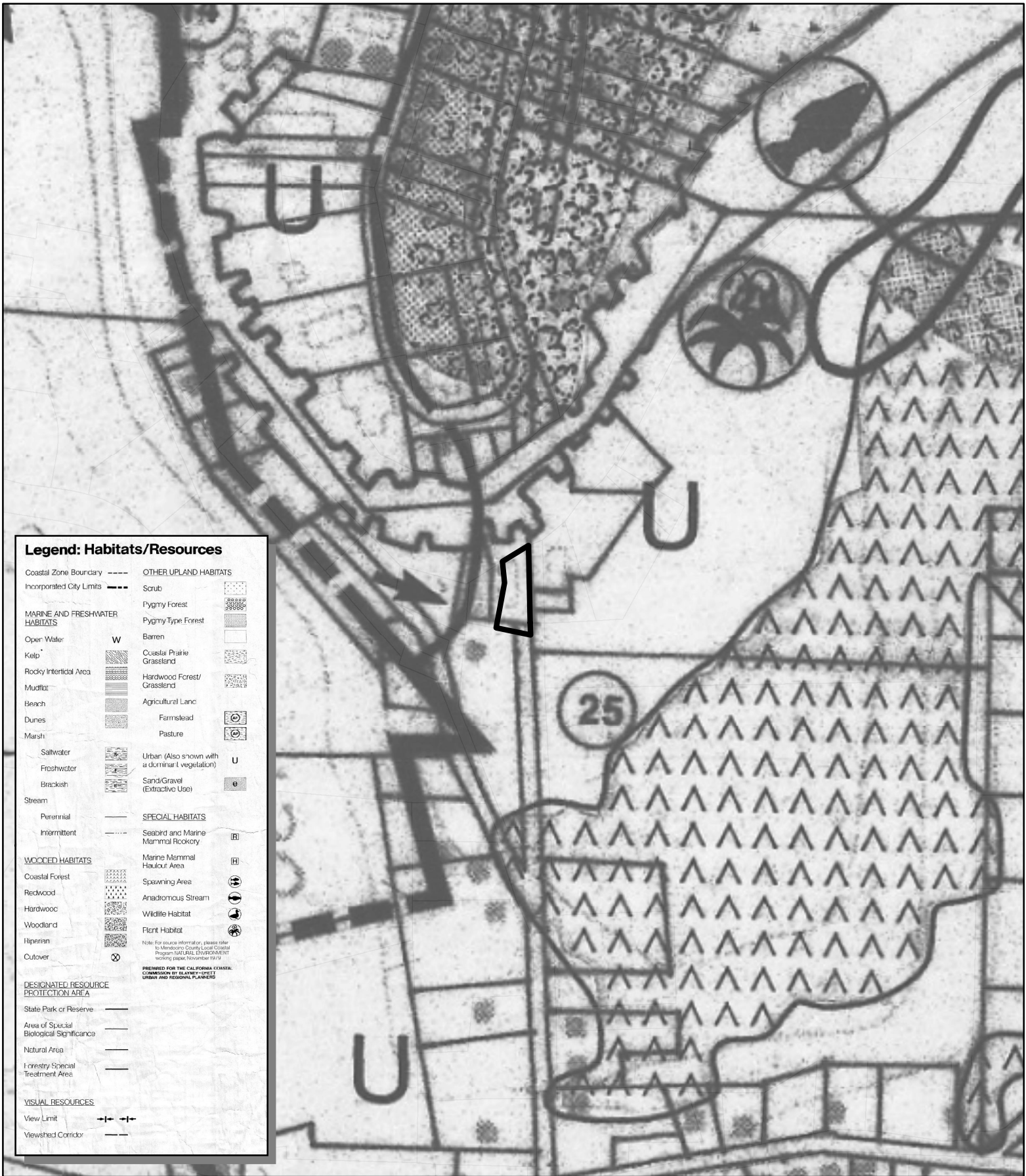


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LANDSLIDE HAZARDS

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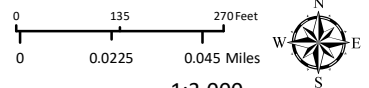
APN: 018-150-22

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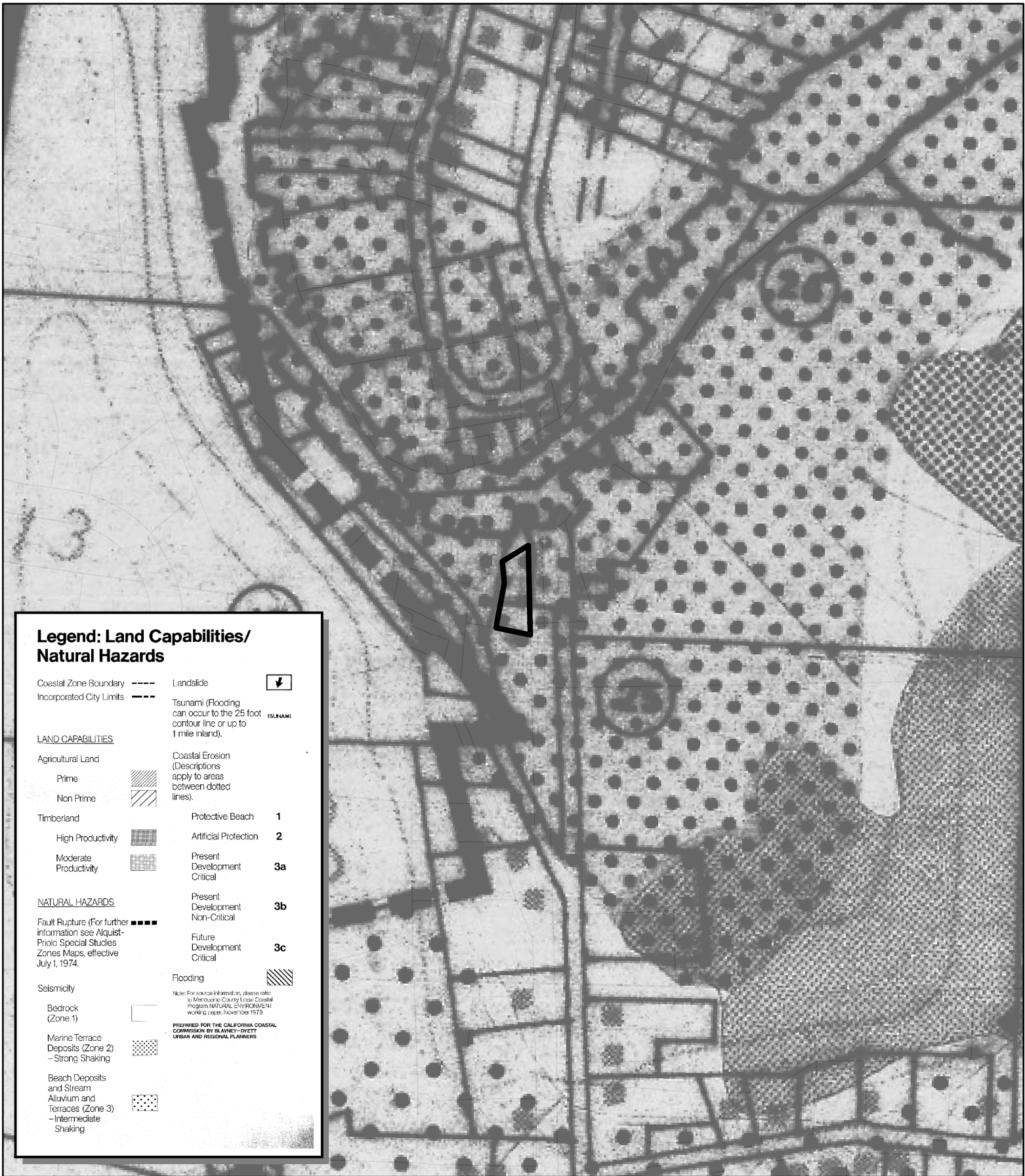
Assessors Parcels



1:3,000

LCP HABITATS & RESOURCES

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**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

LAND CAPABILITIES

- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1
 - Artificial Protection 2
 - Present Development Critical 3a
 - Present Development Non-Critical 3b
 - Future Development Critical 3c

NATURAL HAZARDS

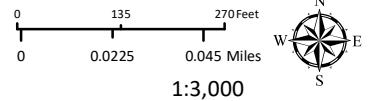
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
- Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-OYETT URBAN AND REGIONAL PLANNERS

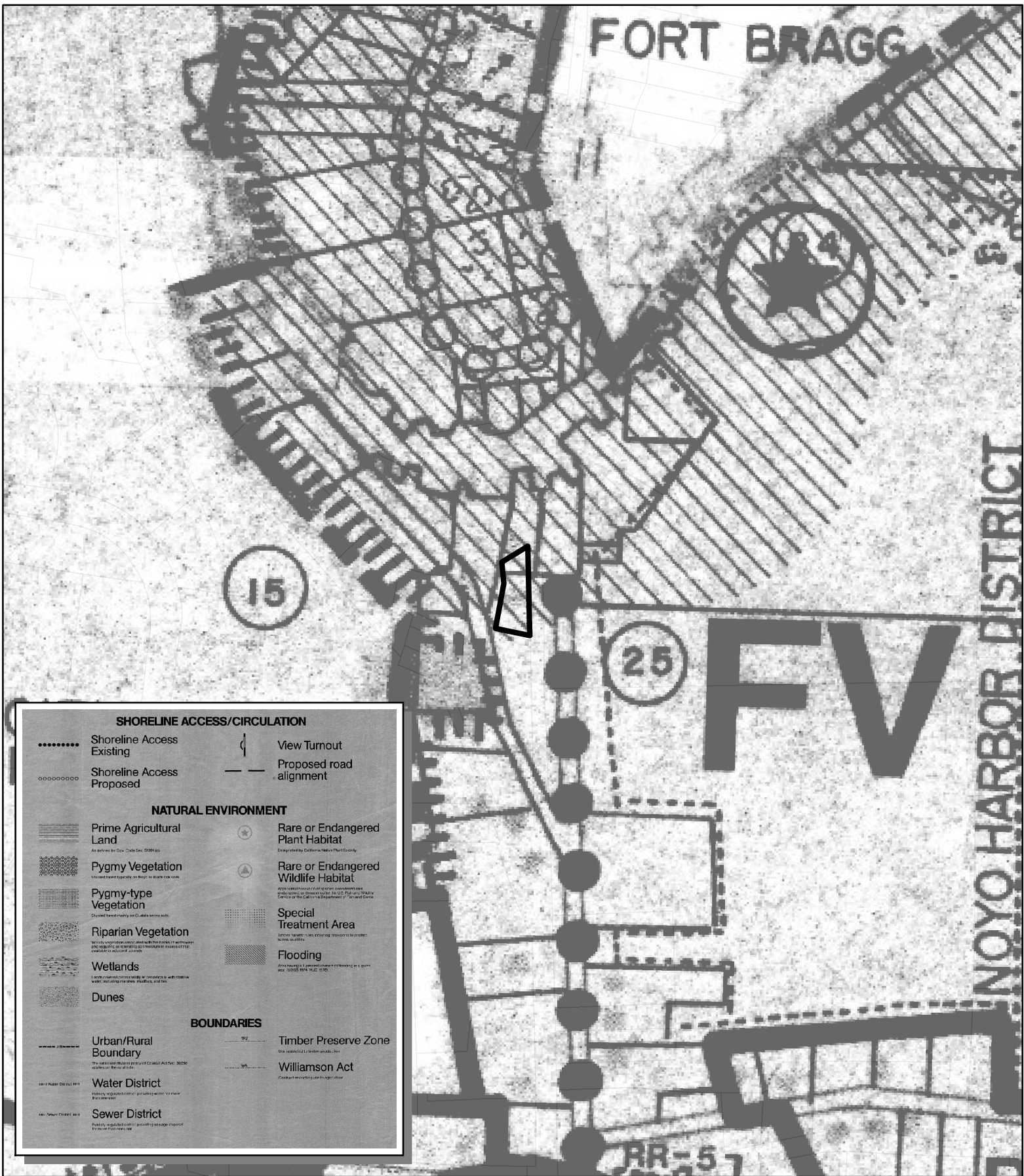
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Assessors Parcels



LCP LAND CAPABILITIES & NATURAL HAZARDS

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SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

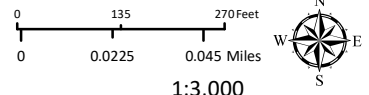
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

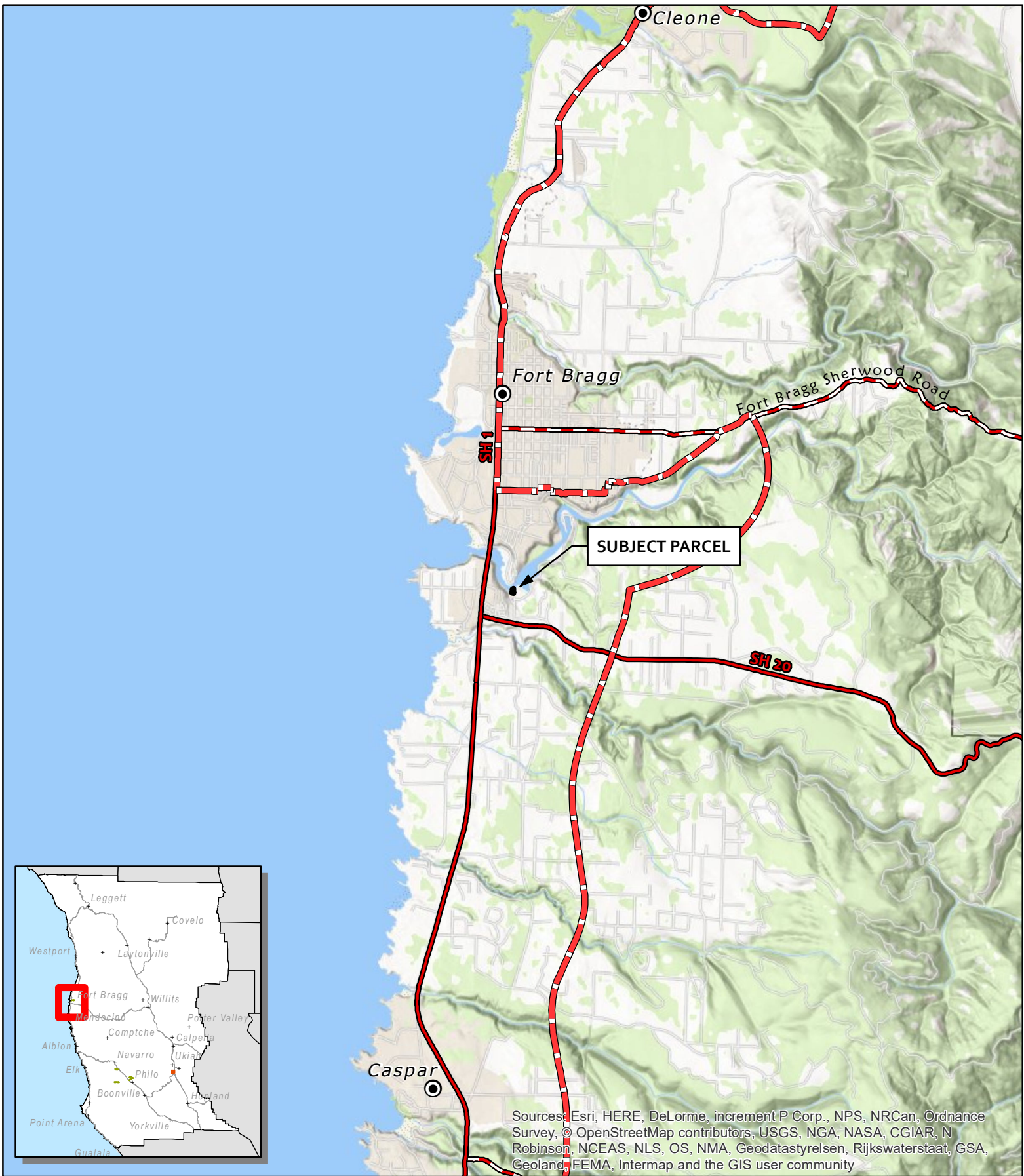
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Assessors Parcels







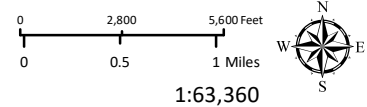
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 LCP LAND USE MAP 14: BEAVER

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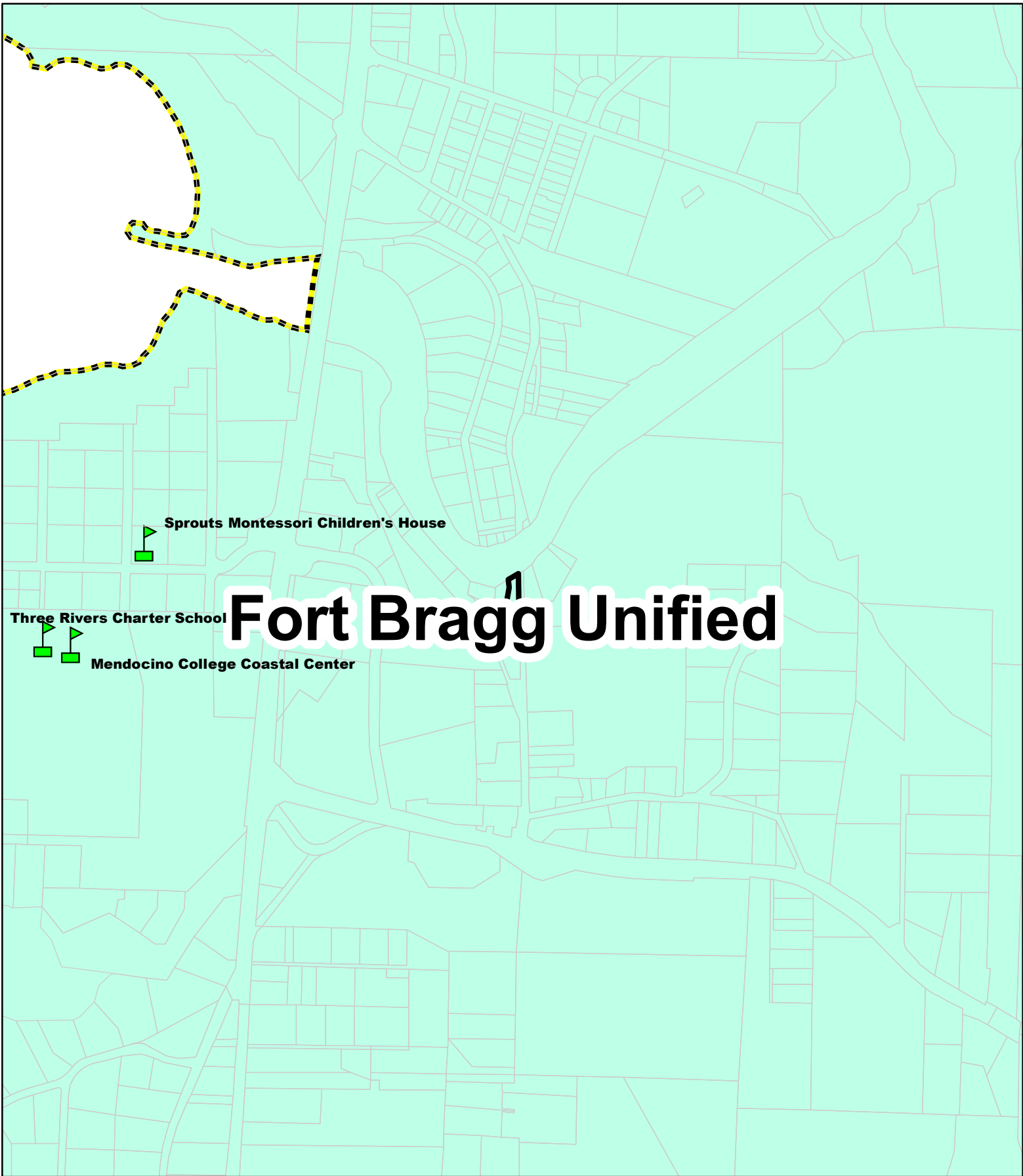
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-  Major Towns & Places
-  Major Roads
-  Coastal Zone Boundary
-  Highways





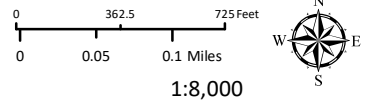
LOCATION

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 Assessors Parcels
 School Buildings



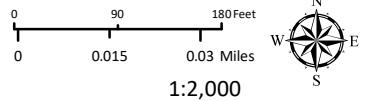
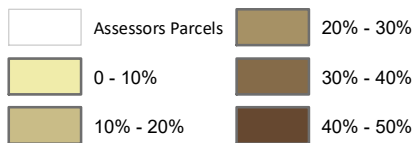
1:8,000
SCHOOL DISTRICT

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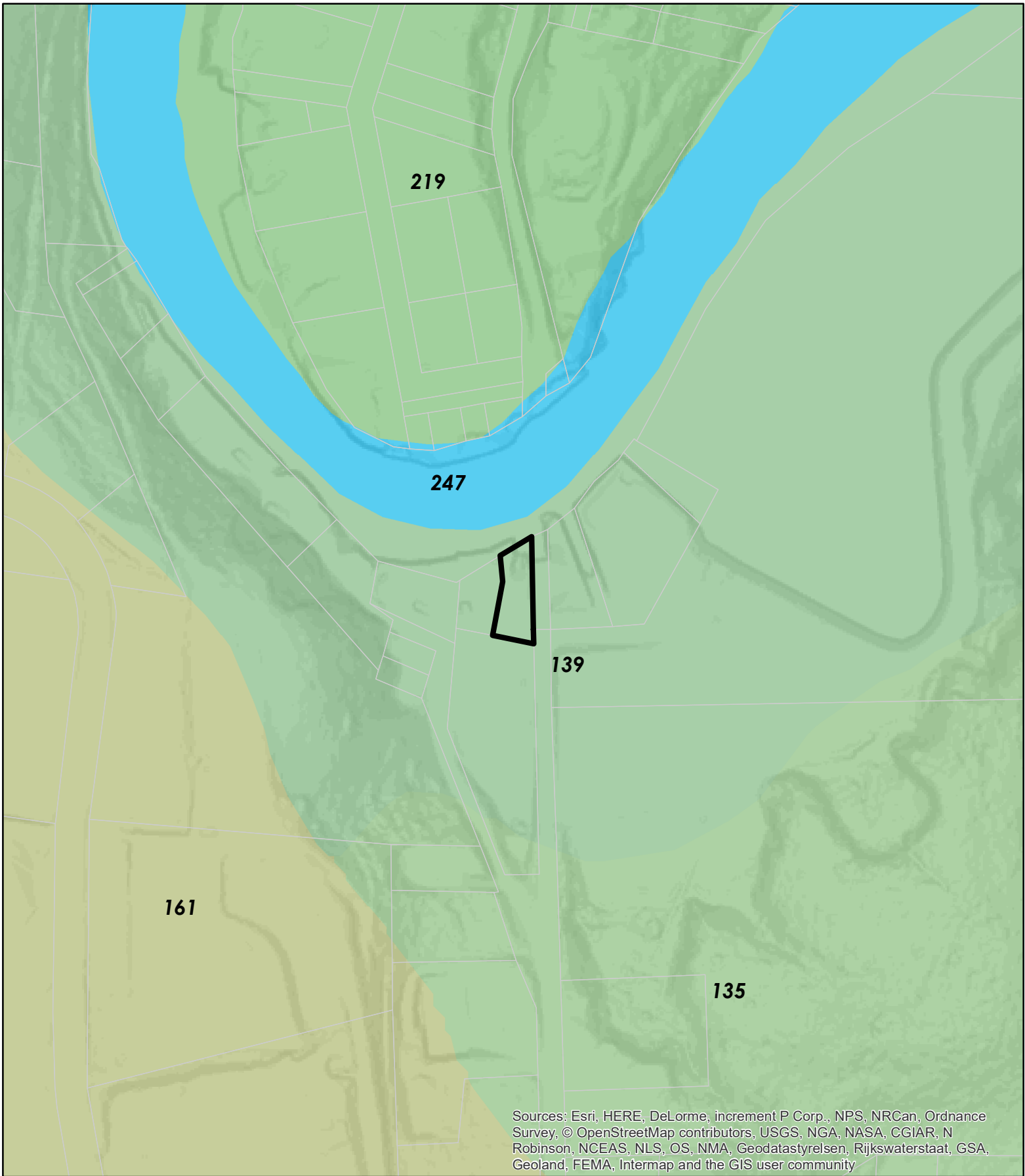
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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1:2,000
ESTIMATED SLOPE

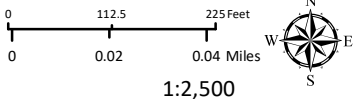
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Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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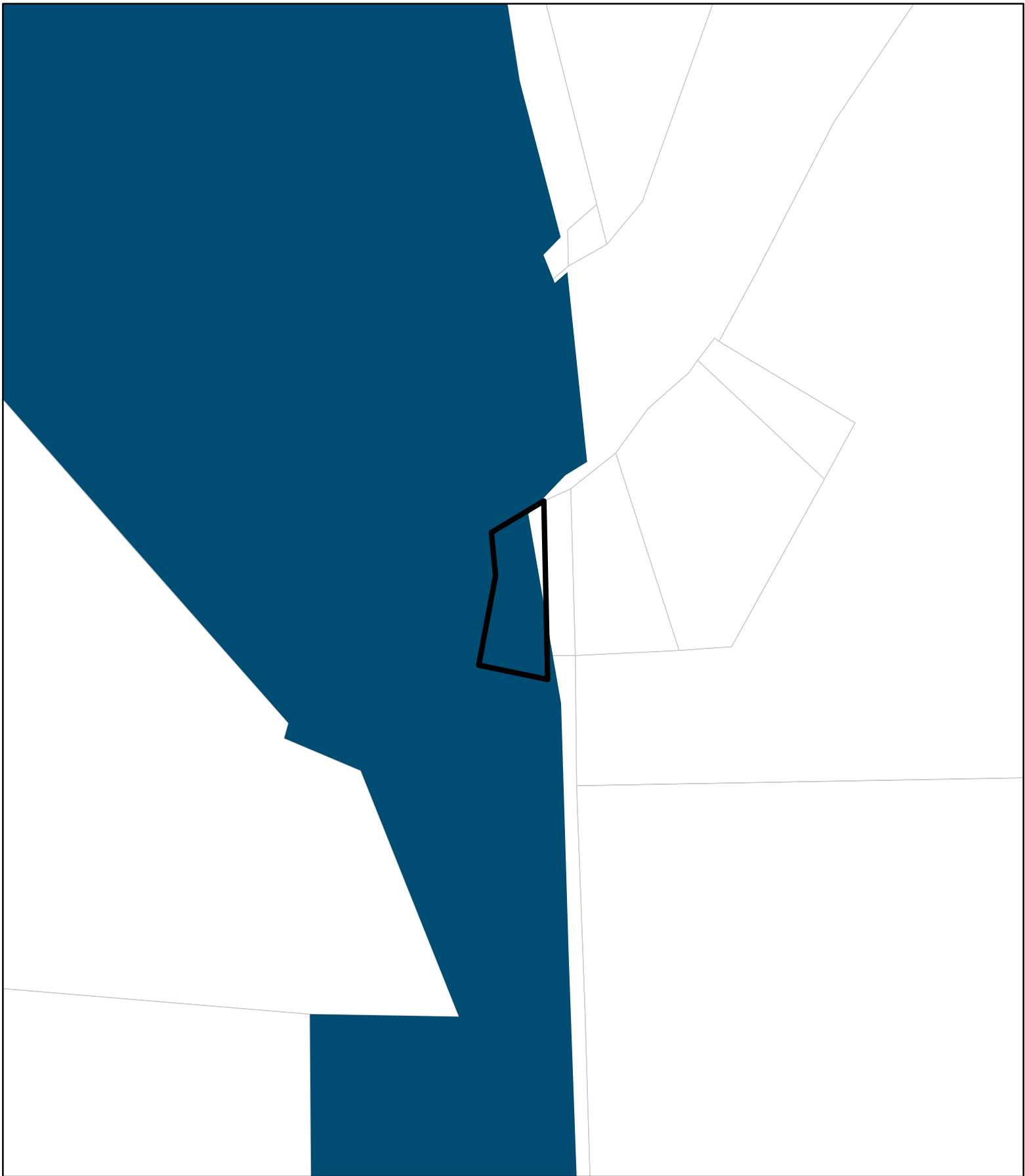
Assessors Parcels





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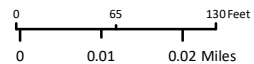
WESTERN SOIL CLASSIFICATIONS

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 Fort Bragg Stormwater Areas
 Assessor's Parcels



1:1,500


MS4 STORMWATER AREA

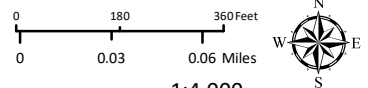
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CASE: LCP 2026-0003
OWNER: GORD, Aubree
APN: 018-150-22
APLCT: Wild Blue Aquaculture, LLC
AGENT:
ADDRESS: 19280 S Harbor Dr, Fort Bragg

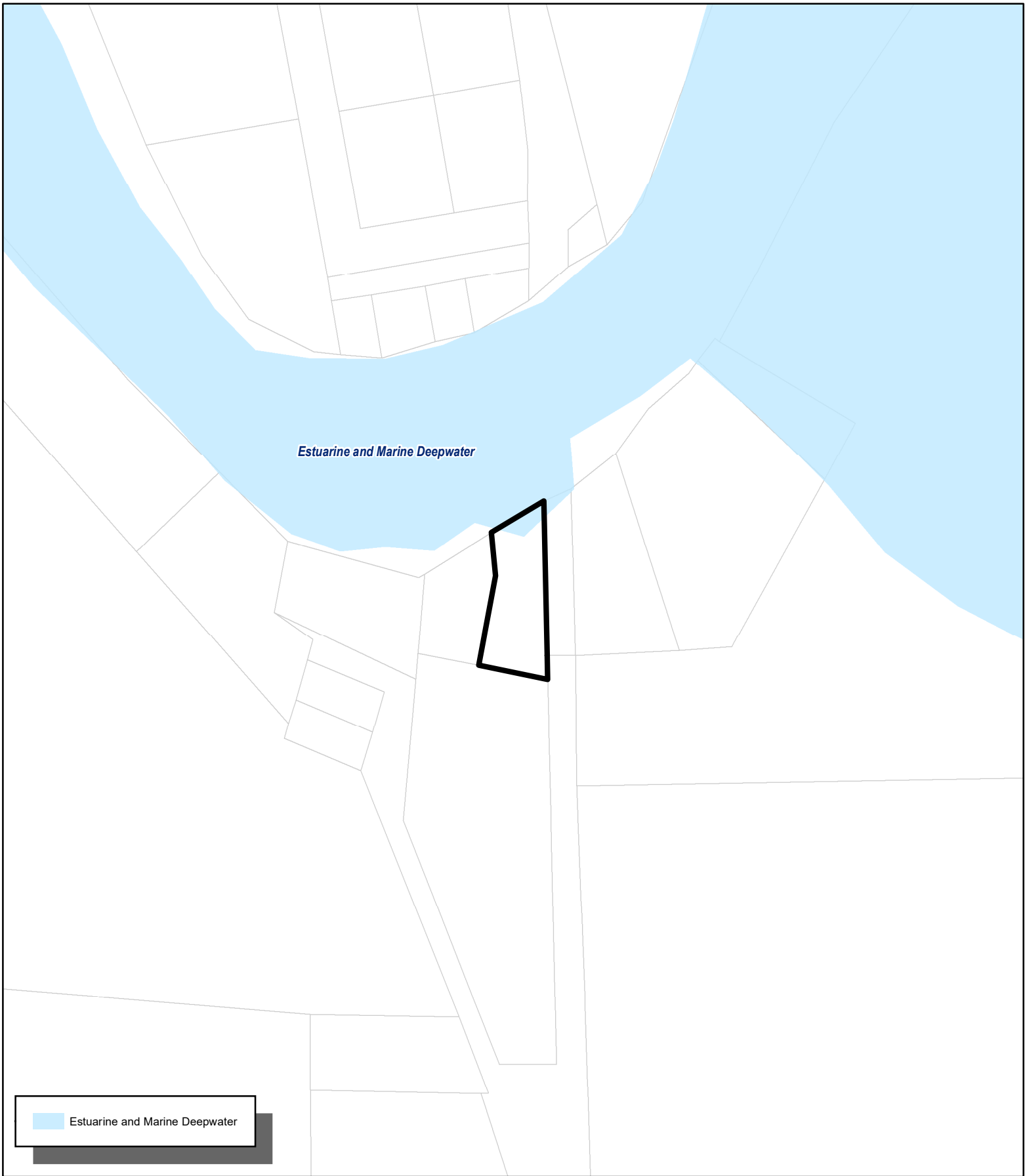
 Assessors Parcels



1:4,000

TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

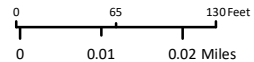
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Estuarine and Marine Deepwater

Assessors Parcels

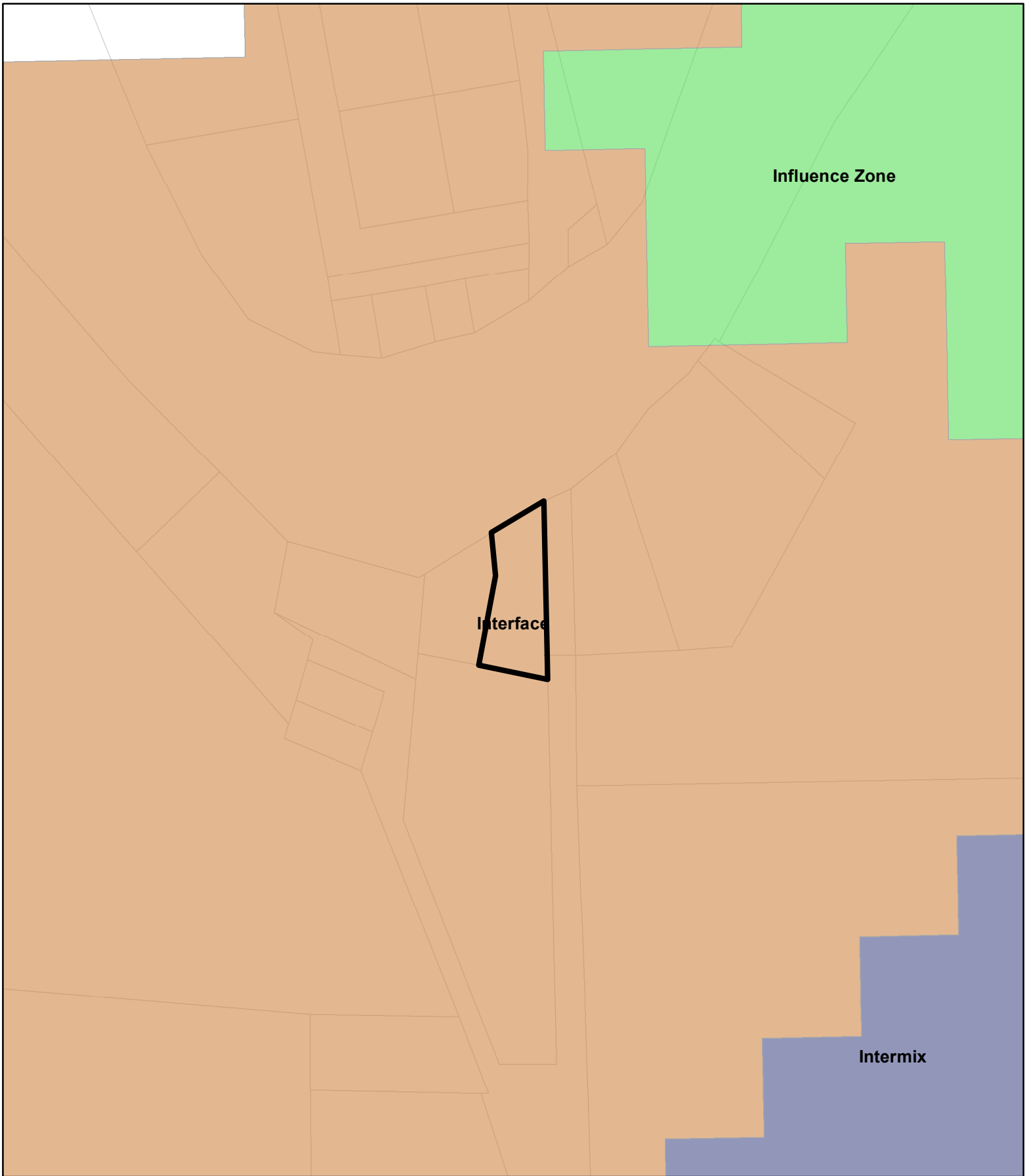
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1:1,500

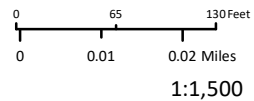
WETLANDS

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 Assessor's Parcels





1:1,500

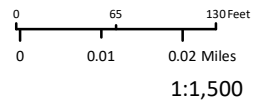
WILDLAND-URBAN INTERFACE

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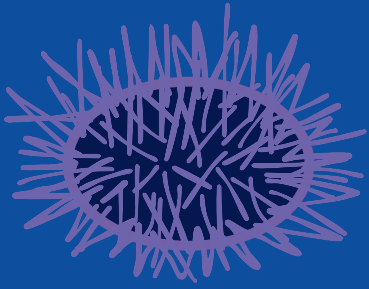
 Zoning Districts
 Assessors Parcels



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ZONING

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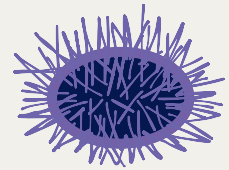
Business Summary

WILD BLUE AQUACULTURE

PREPARED BY: AUBREE GORD

DATE: MAY 2026

Executive Summary



BUSINESS NAME:

Wild Blue Aquaculture, LLC

LOCATION:

*19280 South Harbor Dr.
Fort Bragg, CA 95437*

MISSION:

Restore Northern California's kelp forests by turning overabundant purple sea urchins into premium, locally ranched seafood while creating coastal jobs and a regenerative aquaculture model from Noyo Harbor.

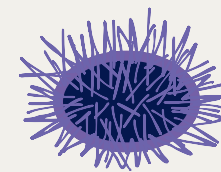
VISION:

A thriving blue-green coastline where healthy kelp forests and a resilient seafood economy reinforce one another—anchored in Fort Bragg and recognized statewide for pioneering restorative aquaculture that scales from urchin ranching to complementary species.

GOALS:

- *Demonstrate Viability*
 - *Establish a land-based ranching system capable of converting barren urchins to marketable roe ($\geq 15\%$ Gonad Index) within 8–12 weeks*
- *Ecological Restoration*
 - *Partner with commercial divers to remove overpopulated purple urchins from Noyo Harbor reefs to facilitate kelp forest recovery*
- *Market Penetration*
 - *Secure distribution for consistent, premium-grade purple urchin roe during off-peak harvest seasons*

Company Overview



Legal Structure:

LLC

Company Name:

Wild Blue
Aquaculture

Year Founded:

2025

Mangers:

Aubree Gord
Jake Gord

Products:

- Uni (sea urchin)

Team Size:

2

Values:

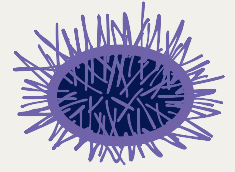
Cultivation

Sustainability

Restoration

Community

The Ecological Problem



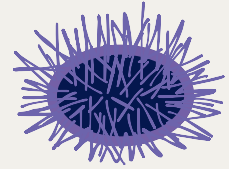
ENVIRONMENTAL CONTEXT

Following a historic marine heatwave and the collapse of predatory sunflower sea star populations in 2014, purple sea urchin (*Strongylocentrotus purpuratus*) populations in Northern California have exploded, increasing by an estimated 10,000% above baseline levels. Unchecked populations of purple urchins have contributed to the widespread destruction (>90% loss) of Northern California's native kelp forests which are critical ecosystems essential for marine biodiversity and the health of commercially and culturally important marine species such as abalone.

Excessive urchin populations have caused a shift of the region's ecosystem from abundant kelp forests to urchin barrens, where millions of urchins exist in a starvation state. Often termed "zombie" urchins, they can survive for decades with minimal food, maintaining a metabolic dormancy that prevents kelp recovery but leaves their gonads (roe) emaciated and commercially valueless.

By sustainably harvesting wild purple urchins from impacted marine areas and nurturing them to market maturity, Wild Blue Aquaculture incentivizes their removal without reliance on state-funded intervention. This strategy actively supports kelp forest recovery and ecosystem balance.

Market & Opportunity



MARKET OVERVIEW

The global market for sea urchin roe (uni) is characterized by a significant and widening disparity between supply and demand. Historically, global sea urchin landings peaked in 1995 at approximately 120,000 tonnes but have since declined to roughly 75,000 tonnes annually due to overfishing and climate-driven kelp forest collapse in major harvest regions like Japan, Chile, and California. Despite this sharp decline in supply, global demand remains robust and unmet, particularly in premium markets.

Japan dominates the industry, consuming 80–90% of the world's total supply (approx. 50,000 tonnes annually), necessitating heavy reliance on imports. Other significant traditional markets include France, Italy, and South Korea. In the United States, the demand for uni has grown alongside the increasing popularity of sushi restaurants, yet domestic production from the wild red sea urchin fishery has declined significantly from its peaks in the late 1980s.

SUPPLY-SIDE ADVANTAGES

Wild Blue Aquaculture leverages ranching technology to disrupt the traditional volatility of the wild-capture fishery.

- **Consistency:** Wild urchin quality fluctuates drastically based on ocean conditions and available kelp. Ranching allows for the production of consistent, "A-Grade" roe (bright orange/yellow, firm texture) regardless of ocean conditions
- **Seasonality:** The wild urchin fishery is highly seasonal, often closing during spawning periods (winter/early spring) when quality degrades. Land-based ranching allows for the manipulation of feed and conditions to extend the harvest season, enabling Wild Blue to supply premium uni when wild stock is unavailable or of poor quality
- **Yield Improvement:** Research demonstrates that barren urchins can be enhanced from <5% yield to commercial viability (> 15% yield) in as little as 9 weeks using formulated feeds

OPPORTUNITY

While the California commercial fishery has traditionally focused on the larger red sea urchin (*Mesocentrotus franciscanus*), the purple sea urchin represents a massive, underutilized resource. Historically, a robust fishery for wild purple urchins never developed because the species is smaller and, in the wild, yields less roe per animal than red urchins.

However, culinary assessments indicate that purple urchin roe is comparable in flavor and quality to the highly desirable Japanese domestic species, possessing a "sweet" and "nutty" flavor profile. The barrier to entry has always been yield since wild purple urchins from barren grounds typically have a gonad somatic index (GSI) of <5%, making them commercially worthless. Ranching solves this biological bottleneck, creating a high-value product from a pest species.

Target Market Breakdown

Wild Blue will focus on high-value domestic markets, prioritizing short supply chains to ensure maximum freshness and reduced carbon footprint. By bypassing the volatility and logistical complexities of export markets in the first phase of operations, the company will concentrate on satisfying the unmet demand on the West Coast and neighboring high-volume entertainment hubs.

PRIMARY CHANNELS:

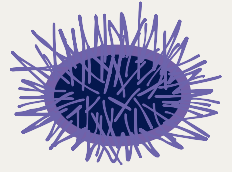
REGIONAL HIGH-END FOODSERVICE (B2B)

Premium seafood eateries, sushi bars, and fine-dining establishments that value product traceability and sustainability.

DIRECT-TO-CONSUMER & COMMUNITY SALES (DTC)

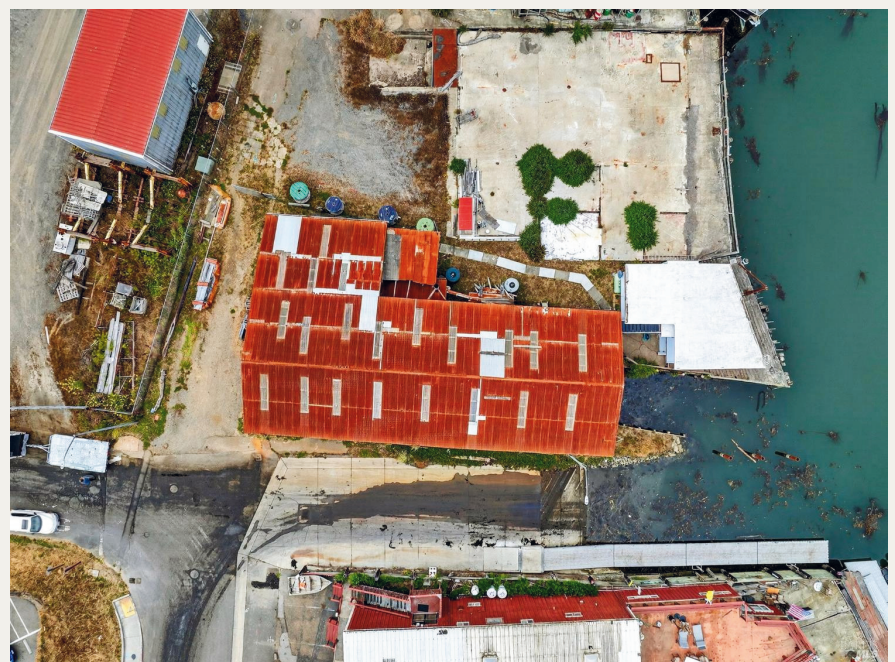
Certified farmers markets, festivals, and dockside sales where we can engage directly with the community to capture retail margins and drive brand awareness regarding kelp restoration.

Operations



FACILITIES

Wild Blue operates out of 19280 S Harbor Dr. in Fort Bragg, CA, strategically situated within Noyo Harbor. This location provides immediate proximity to the purple sea urchin barrens targeted for restoration along the Northern California Coast. Minimizing the transport time from harvest to ranching tanks is critical, as urchins from barrens are often in a weakened state; reducing air exposure and transit stress significantly lowers mortality rates. The facility will utilize a land-based indoor tank system to house and feed wild-caught urchin sourced through local, registered commercial urchin divers.



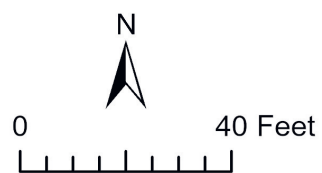
PROPOSED PROJECT AREA



BOUNDARY DETERMINATION



Wild Blue Aquaculture - Noyo Harbor



Technical Services Division - GIS Unit

For illustrative purposes only. CL February 2026
Sources: Microsoft, Vantor

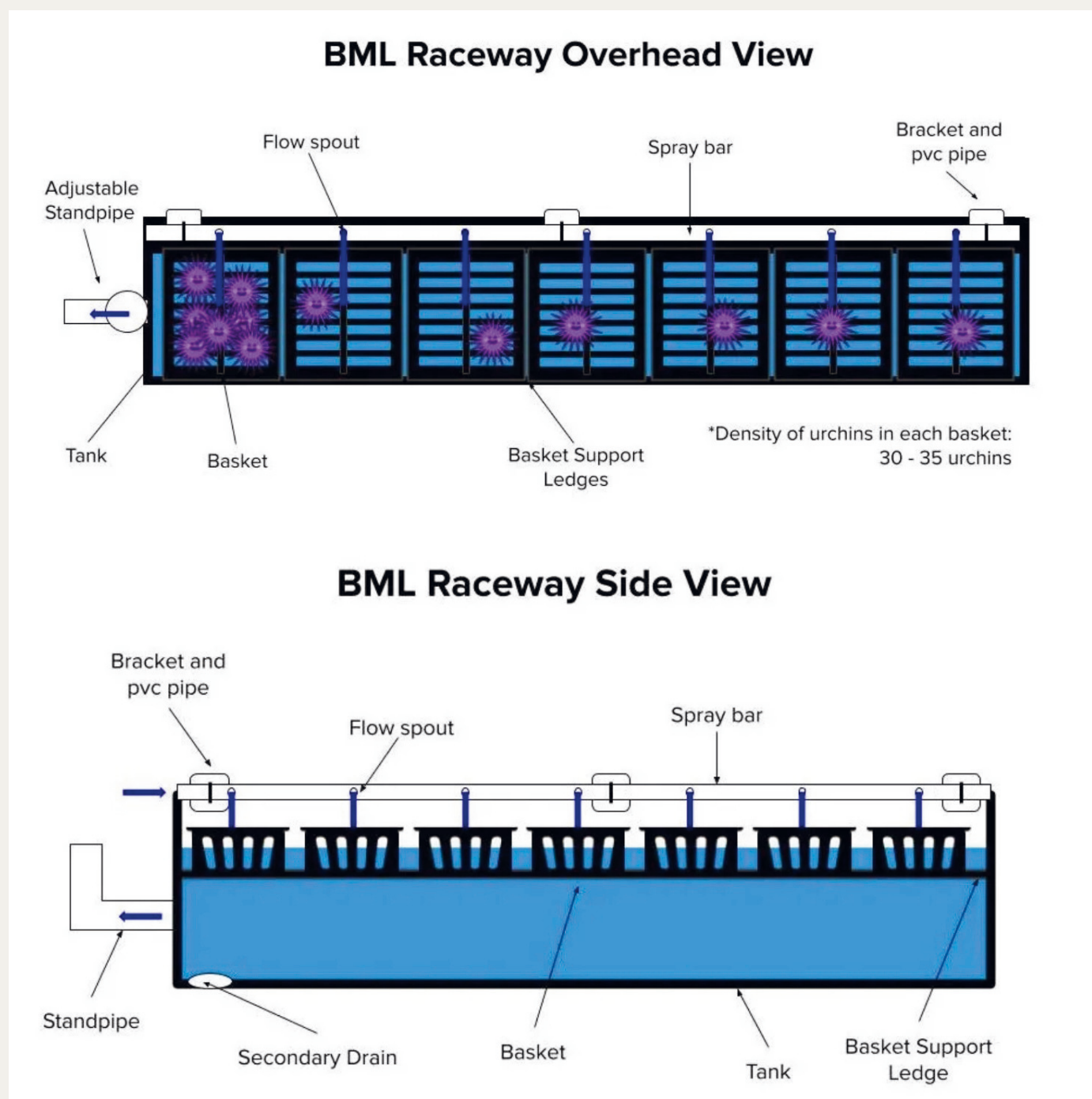
HUSBANDRY

To ensure biosecurity and optimal growth conditions, we employ containment units (basket culture) within both our land-based systems. Basket culture prevents urchin escape, facilitates efficient feeding, and aids in the organization of stock.

Indoor Recirculating Aquaculture System (RAS)

Our primary ranching takes place in land-based, shallow raceway tanks integrated into a Recirculating Aquaculture System (RAS). RAS technology allows us to reduce water consumption significantly while maintaining strict control over environmental parameters

- **Tank Design** - We utilize rectangular raceways fitted with mesh baskets. To mitigate the natural tendency of urchins to crowd in corners—which can lead to air exposure and mortality—our baskets and tanks are designed to avoid high vertical surfaces where possible, favoring sloped sides to maintain full submersion
- **Infrastructure Safety** - Because urchins actively chew on soft materials, all airlines, hoses, and cables within the tanks are secured and constructed of durable materials to prevent damage and ingestion of plastics



WATER QUALITY & FLOW

Maintaining stable water chemistry is essential for converting barren urchins into premium seafood. Our systems are managed to meet optimal parameters for purple urchin. Water intake will come from a mobile, repositionable pump along the Noyo River frontage at 19280 S Harbor drive, and water discharge from our recirculating tank system will be intermittent, as needed using a repositionable hose system .

Key Parameters

We target a temperature range of 10°C to 17°C, which supports metabolic activity without inducing heat stress. Dissolved oxygen is maintained between 80% and 100% saturation to ensure high grazing rates. Salinity is held consistent with nearshore conditions (32–34 ppt), and unionized ammonia is kept below 1 ppm to prevent toxicity.

Flow Dynamics

Water flow is critical for delivering oxygen and removing solid waste (feces and dropped spines), which is a primary factor in reducing mortality.

- **RAS Flow** - We utilize a flow rate sufficient to turnover water rapidly (e.g., ~2.5 L/min per culture tub or higher in raceways) to maintain water quality
- **Management** - We employ directional flow to move waste to drains but ensure inflow pressure is diffused (e.g., via spray bars) to avoid direct pressurized spray on the urchins, which can erode their epidermis

RAS FLOW DIAGRAM

Wild Blue Aquaculture — RAS Water Flow Diagram

Recirculating Aquaculture System for Purple Sea Urchin Ranching
Fort Bragg, CA

— Clean Water Supply
 — Dirty / Waste Water
 — Treated / Filtered Water
 — UV-Sterilized Water
 — Biofiltered Water

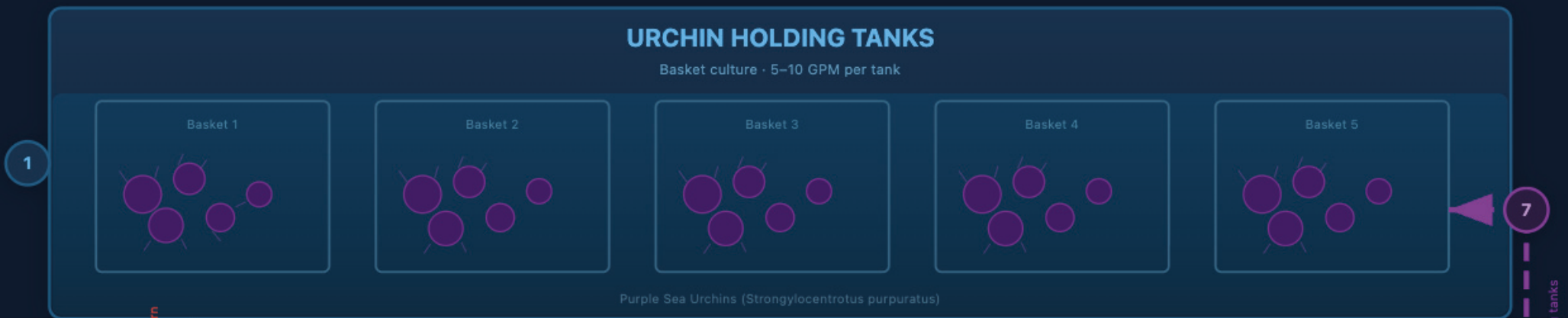
Water Flow Sequence

① Holding Tanks → ② Sump Dirty Side → ③ Fluidized Bed Biofilter → ④ Sump Clean Side → ⑤ Rack Pump → ⑥ UV Sterilizer → ⑦ Back to Tanks

Continuous recirculating loop - Mechanical + biological + UV filtration - Gamete containment via filtration & UV sterilization

URCHIN HOLDING TANKS

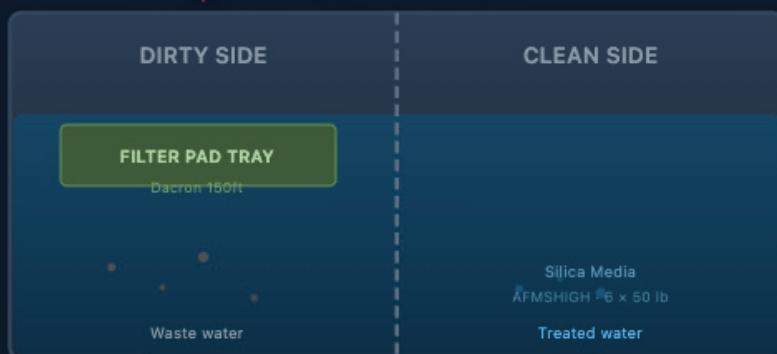
Basket culture · 5-10 GPM per tank



Waste return

2

SUMP TANK



10 ft Hose

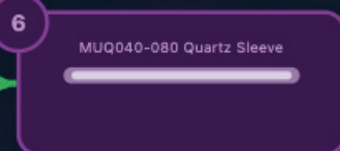
4

RACK PUMP



From clean side

UV STERILIZER

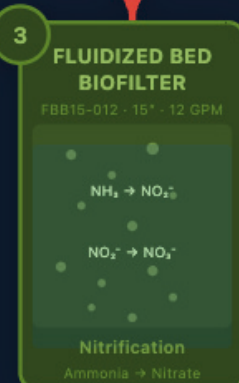


20 ft of 1"

Braided Hose

Gamete destruction · Biosecurity
Service Kit: MUVORGK-OR (x2)

Sterilized water → directly to holding tanks



Biofiltered → Clean

FEED STRATEGY

We utilize a formulated, algae-based pellet feed rather than raw kelp to ensure consistent nutrition and rapid gonad enhancement without depleting local kelp biomass.

Diet Composition

We use a high-protein formulated feed (approx. 20% protein), which has been proven to produce significantly higher Gonad Index (GI) yields compared to macroalgae diets like Kelp. While protein drives growth, the feed includes macroalgal ingredients (e.g., Saccharina offcuts) to ensure palatability and provide beta-carotene, which is essential for achieving the desirable bright orange/yellow color and sweet, savory flavor profile required by the premium uni market

Production Timeline

This high-efficacy diet allows us to increase the GI of barren urchins (often <1% initial GI) to a marketable yield (>15% GI) in approximately 6 to 9 weeks, compared to 12+ weeks required for kelp-fed urchins.

Feeding Protocol

Urchins are fed ad libitum, typically 2–3 times per week, with uneaten food and waste siphoned or flushed daily to prevent bacterial growth and water quality degradation. We utilize sinking pellets sized appropriately for basket retention and ease of manipulation by the urchins.