



LEGAL ADVERTISEMENT: Notice of Intent to Prepare an Environmental Impact Report

DATE: February 6, 2026
TO: Agencies, Organizations, and Interested Parties
PROJECT: Tortuga Bay Water Park Project; General Plan Amendment/Zone Change No. 24-0377

This Notice of Intent has been prepared to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Tortuga Bay Water Park Project (Project). The City is requesting input from reviewing agencies and the public regarding the scope and content of the Project.

Project Location

The project site is located at the southeast corner of the Hageman Road and Mohawk Street intersection within the City of Bakersfield on APN's 365-011-76-00-1, 332-011-45-00-1, 332-012-39-00-1, 365-011-77-00-4, 365-011-74-00-5, 365-011-78-00-7, 332-012-44-00-5, 332-012-42-00-9, 332-012-40-00-3, 365-011-66-00-2. The approximately 152-acre site is bordered by single-family residential uses to the west, single-family residential and a residential care facility to the north, and industrial-zoned land and a railroad right-of-way to the south and east. The site contains vacant land with existing PG&E and canal easements and lies partly within Compatibility Zone C of the Kern County Airport Land Use Compatibility Plan for Meadows Field Airport.

Project Description

The proposed project consists of a General Plan Amendment and Zone Change to redesignate and rezone the 152-acre site from existing Light Industrial, Service Industrial, and Heavy Industrial uses to a mixed arrangement of commercial, recreational, light/service industrial, heavy industrial, and open space uses. The project would establish a centrally located water park and golf range, medical offices and a surgery center in the northeast, a commercial village with retail, restaurants, and a hotel in the northwest, light industrial uses in the southwest, and heavy industrial uses in the southeast portion of the site. Planned circulation improvements include completion of Landco Drive along the eastern boundary, extension of Krebs Road, and creation of an internal street network. Development would occur in phases through approximately 2040.

Findings/Determination

The City of Bakersfield has reviewed and considered the proposed project and has determined that the project could have a significant effect on the environment and requires further analysis. Therefore, the City hereby proposes the preparation of an Environmental Impact Report for this project.

Opportunity for Public Review and Comment

A 30-day public review period for the Notice of Preparation (NOP)/Initial Study will commence on February 6, 2026 and will end on March 9, 2026 for interested individuals and public agencies to submit written comments on the document. Any written comments on the NOP/Initial Study should be sent to the attention of Louis Ramirez and must be received at 1715 Chester Avenue, 2nd Floor Bakersfield, CA 93301, or by email at lramirez@bakersfieldcity.us by 5:00 PM on March 9, 2026. Copies of the NOP/Initial Study can be reviewed online online (at any time during the 30-day public review period) using the following link:

<https://www.bakersfieldcity.us/279/Environmental-Documents>.

An EIR public scoping meeting for the Project will be noticed separately.