



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

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

This Notice of Preparation (NOP) 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 EIR.

The proposed Project involves a General Plan Amendment and Zone Change for an approximately ±152 gross acre Project site located at the southeast corner of Hageman Road and Mohawk Street in the City of Bakersfield (City). The Project proposes to amend the existing Metropolitan Bakersfield General Plan land use designations from Light Industrial (LI), Service Industrial (SI), and Heavy Industrial (HI) to LI, HI, General Commercial (GC), and Open Space – Parks (OS-P), or more restrictive designations. The corresponding zone classification would be amended from M-1 (Light Manufacturing), M-2 (General Manufacturing), and M-3 (Heavy Industrial) to M-1, C-2 (Regional Commercial), and RE (Recreation), or more restrictive zones.

The Project includes a mix of land uses organized into three subareas. The central portion of the Project site would feature a large destination water park and state-of-the-art golf range. The northeast portion of the Project site would accommodate a surgery center, medical offices, a hotel, commercial village with restaurants, shops, and a gas station. The southwest and southeast areas would continue to support light and heavy industrial uses, though in a reduced capacity from existing entitlements. The Project also includes a network of internal roads, an extension of Krebs Road through the Project site, and the completion of Landco Drive along the eastern edge of the Project site. The Project site is currently undeveloped and contains 15 plugged and abandoned oil wells, as well as utility and canal easements. The proposed Project is anticipated to begin construction of the first phase in 2026, with phase II beginning in 2030 and phase III beginning in 2035.

Scope of the EIR

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR. A location map and planning figures are attached.

The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- General Plan Amendment
- Zone Change
- Parcel Map
- Site Plan Review
- Conditional Use Permit

Based on preliminary review and environmental analysis, the City of Bakersfield has determined that the Project may result in significant impacts under the following topics, which will be analyzed in detail in the EIR:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resource |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

The Initial Study is available on the City's website at the following URL:

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

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Opportunity for Public Review and Comment

The issuance of this NOP triggers a 30-day public scoping period. The scoping period begins on **February 6, 2026** and ends on **March 9, 2026**. Comments may be sent to the City at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by **March 9, 2026**. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date but not provided later than 30 days after the date of this notice. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to:

City of Bakersfield – Development Services Department
Attn: Louis Ramirez, Associate Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

An EIR public scoping meeting for the proposed Project will be noticed separately. Comments may also be emailed to lramirez@bakersfieldcity.us

Attachments:

Figure 1 – Aerial

Figure 2 – Land Use Existing/Proposed

Figure 3 – Zoning Existing/Proposed

Environmental Initial Study, available on the City's website at:

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

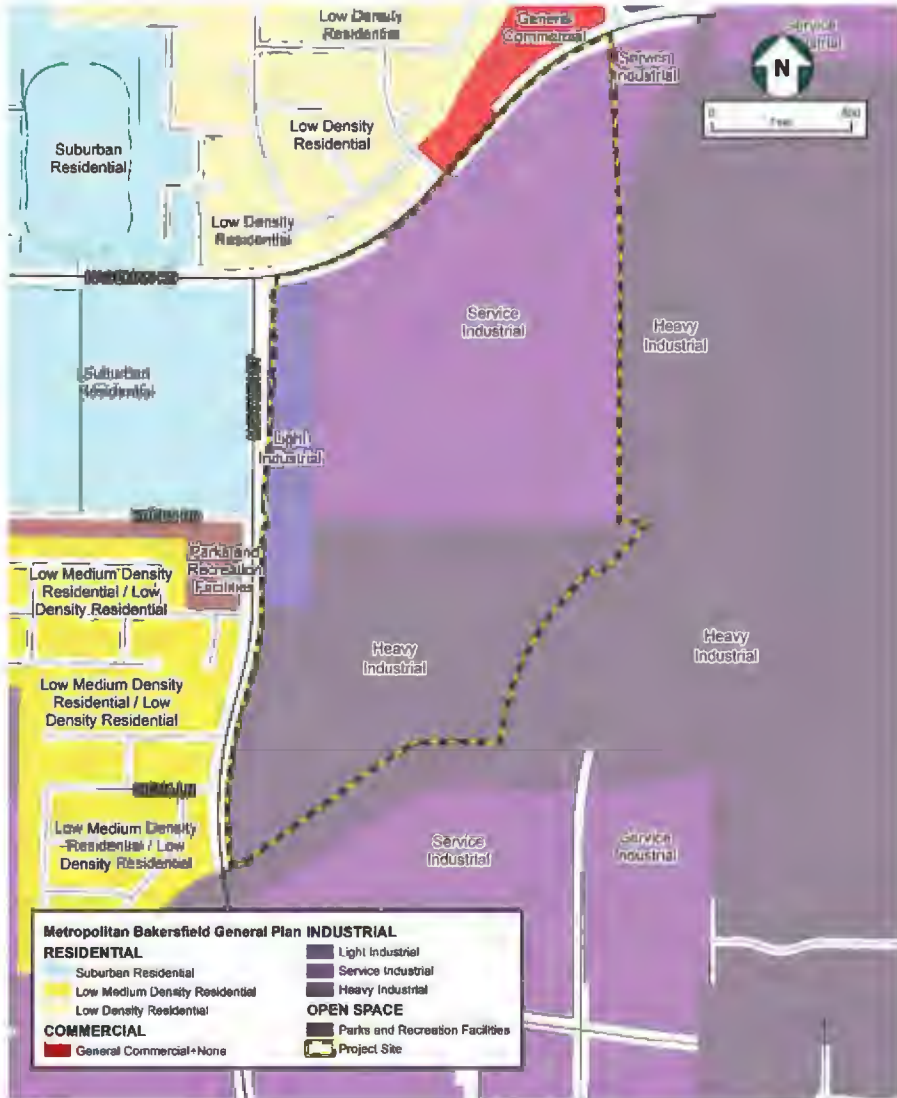


Figure 1: Proposed Project Location Map

Tortuga Bay Water Park Project NOP

Not to scale

Existing General Designations Map



Proposed General Designations Map

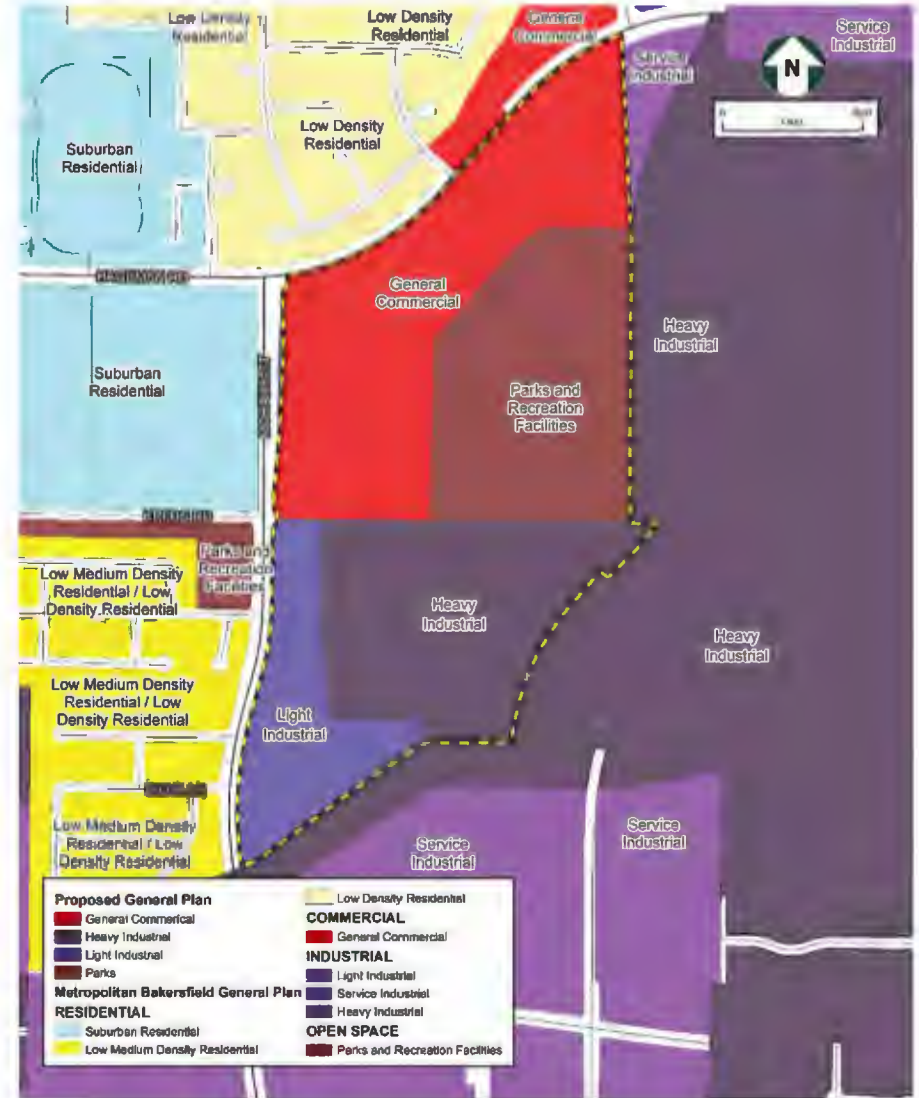


Figure 2: Existing and Proposed General Designations Map

Tortuga Bay Water Park Project NOP

Not to scale

Existing Zoning Classifications Map



Proposed Zoning Classifications Map



Figure 3: Existing and Proposed Zoning Classifications Map