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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2026020370

Project Title: Tortuga Bay Water Park Project

Lead Agency: City of Bakersfield

Contact Name: Louis Ramirez

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Project Location: Bakersfield, Kern County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project consists of a General Plan Amendment and Zone Change to redesignate and rezone the 152-acre site form 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. Proposed uses include a water park and golf driving range, medical offices and surgery center, retail and restaurant uses, a hotel, light industrial development, and heavy industrial development.

Currently, the Project site is accessed from Hageman Road and Mohawk Street. However, the proposed Project would also complete the remaining west portion of the newly constructed Landco Drive along the Project's eastern boundary, as well as the extension of Krebs Road, which bisects the Project from east to west. The proposed Project would also create a series of internal streets to provide access to future parcels. Development would occur in multiple phases through approximately 2040.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project could result in potentially significant impacts to the following resource areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems.

The EIR includes mitigation measures that would sufficiently reduce impacts related to the issue areas listed above to a less than significant level.

The EIR determined that the project would not result in any impacts that would remain significant and unavoidable after implementation of all feasible mitigation measures. Specific mitigation measures to reduce potential impacts are discussed in their respective chapters.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns raised in response to the NOP and scoping meeting were considered during preparation of the Draft EIR and are addressed throughout the individual sections of this Draft EIR. In general, issues raised by the public include the following:

- Nearby residents: noise, lighting, traffic, parking, security, construction, drainage, water pressure, and sewer capacity.
- California Department of Fish and Wildlife: special-status species, including San Joaquin kit fox, Swainson's hawk, tricolored blackbird, western burrowing owl, and Crotch's bumble bee; nesting birds; proposed Project alternatives; and cumulative impacts.
- CARE CA: the proposed Project's objectives, air quality and public health, and greenhouse gas emissions.
- California Department of Justice: warehousing uses and proximity to sensitive receptors.
- City of Bakersfield Public Works Department: sewer connection.
- North Kern Water Storage District: requested a 6-foot block wall along the Calloway Canal and copies of water demand reports.
- Native American Heritage Commission and Tejon Indian Tribe: cultural resources and tribal consultation.
- Kern County Superintendent of Schools: stated that impacts to school facilities would be mitigated through payment of statutory fees.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board, Caltrans District #6, Fish & Game Region #4, Housing and Community Development, Native American Heritage Commission, Office of Historic Preservation, Department of Parks & Recreation, Regional WQCB #5, Department of Toxic Substances Control, Department of Water Resources