Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2026020370

Project Title: Tortuga Bay Water Park Project

Lead Agency: City of Bakersfield | Contact Person: Louis Ramirez

Mailing Address: Development Services Department 1715 Chester Avenue | Phone: 661.326.3023

City: Bakersfield | Zip: 93301 | County: Kern

Project Location: County: Kern | City/Nearest Community: Bakersfield

Cross Streets: Southeast corner of Hageman Road and Mohawk Street | Zip Code: 93301

Longitude/Latitude (degrees, minutes and seconds): 35 ° 23 ′ 57.21 ″ N / 119 ° 03 ′ 44.74 ″ W | Total Acres: 152

Assessor's Parcel No.: 365-011-76-00-1, 332-011-45-00-1, 332-012-39-00-1, 365-011-77-00-4, 365-011-74-0 | Section: 15 | Twp.: 29S | Range: 27E | Base: Mount Diablo Principa

Within 2 Miles: State Hwy #: 99 | Waterways: Kern River

Airports: Meadows Field Airport | Railways: | Schools: San Lauren Elementary, Discovery Elementary School,B

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units Acres
☒ Office: Sq.ft. 37,000 Acres 5.23 Employees
☒ Commercial: Sq.ft. 360,000 Acres 64.42 Employees
☒ Industrial: Sq.ft. Acres 45.61 Employees
☐ Educational:
☒ Recreational: Includes water park and golf range
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☐ Noise ☐ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☐ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

LI (Light Industrial), SI (Service Industrial), and HI (Heavy Industrial)/ M-1 (Light Manufacturing), M-2 (General Manufacturing), M-3 (Heavy Industrial)

Project Description: *(please use a separate page if necessary)*

The Tortuga Bay Water Park, LLC seeks to amend the City of Bakersfield's General Plan land use designation and Municipal Code zone classification for a 152-acre site at the southeast corner of the Hageman Road and Mohawk Street intersection. The project proposes a diverse development featuring northeast general commercial uses, northwest commercial retail and restaurants, a central water park and golf range, southwest light industrial uses, and southeast heavy industrial operations, integrating recreational, medical, and commercial facilities with surrounding residential areas. The development will include internal roads, ensure compliance with emergency access and parking standards, and conclude in three phases by 2040, aiming to create approximately 3,000-4,000 jobs and enhance local revenue through strategic land use modifications.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 6		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 23, 2026 Ending Date December 7, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: _____ Louis Ramirez 2026.10.21 16:09:01 -07'00' **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.