



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30 - 07/30/2026 - 0657

202685000895

FILED

July 30, 2026

HUGH NGUYEN

CLERK - RECORDER

By 
Deputy clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

CAMPO ON 17TH MIXED-USE DEVELOPMENT PROJECT (ENDERLE CENTER
REDEVELOPMENT)

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** July 30, 2026

Posted for 30 **days**

DEPUTY 135



COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

NOTICE OF DETERMINATION

☐ Fee Exempt per Govt. Code Section 6103

Project Title: Campo on 17th Mixed-Use Development Project (Enderle Center Redevelopment)

State Clearing House No.: 2024020747

Type of Document: Addendum

Project Location (including County): 17240-17350, 17390-17460, 17480 and 17502 East Seventeenth Street, 14032 Enderle Center Drive, And 14081 Yorba Street (APNs: 401-251-04, -05, and -06; 401-252- 05, -06, -08, -09, and -10; and 401-253-02, 03, and -04). The project is located on an approximate 16.1 acres (gross) site within the City's Housing Element Rezone program under the Enderle Center Rezone Project.

Name and Address of Person or Agency Carrying Out Project: Steve Thorp
BWP Campo 1, LLC AND BWP Campo 2, LLC
860 Newport Center Dr Ste 100 Newport Beach, CA 92660
(949) 992-2400

Lead Agency Contact Person: Raymond Barragan, Principal Planner, City of Tustin
Phone Number: (714) 573-3016

Project Description: A request to redevelop the existing Enderle Shopping Center with a mixed-use commercial and residential development project. The site is currently developed with 14 commercial buildings totaling 132,345 square feet (sf) and includes a range of restaurant, retail, office, and gas station uses. The existing site layout will be reconfigured to consolidate commercial development toward the northern portion of the project site. This will include the demolition of eight buildings and the construction of five new commercial buildings. Six existing buildings will remain and will undergo minor improvements. The proposed development would result in 11 commercial buildings totaling 56,359 sf on the northern portion of the project site, which includes a mix of restaurants, retail, grocery, drive-thru services, an automated car wash, office uses, parking areas, and two outdoor amenity spaces. The project will also include 31 residential buildings on the southern portion of the project site, which will include a total of 100 condominium townhomes, 40 of which will be attached as duplex units. Each of the condominiums will have an attached two-car garage, and uncovered surface parking is provided for guests throughout the residential community. Other site amenities include a dog park, a community pool, and other open space areas. The project also includes a request for the Planning Commission to determine that the vacation of Enderle Center Drive conforms with the City's General Plan.

This is to advise that the City of Tustin (☒ *Lead Agency* ☐ *Responsible Agency*) has approved the above described project on July 28, 2026, and has made the following determinations regarding the project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An EIR was prepared for this project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☒ An Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of project approval.
4. A mitigation reporting or monitoring plan ☒ was ☐ were not adopted for this project.
5. A Statement of Overriding Consideration ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

FILED

JUL 30 2026

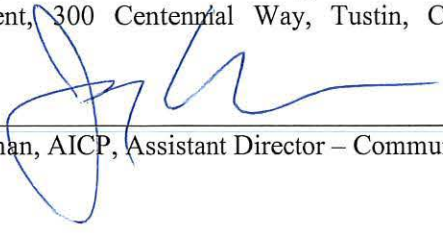
HUGH NGUYEN, CLERK-RECORDER

BY: 

DEPUTY

This is to certify that the Final Addendum Environmental Impact Report and record of approval, is available to the general public at: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780 and online at: <https://www.tustinca.org/1080/Current-Projects#campo>

Date 07-29-2026


Jay Eastman, AICP, Assistant Director – Community Development

Date Received for filing at OPR: _____

FILED

JUL 30 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____



DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/20/2024-1093

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



4101.25

202485001111 1:12 pm 12/20/24

461 VitIdx Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

ENDERLE CENTER REZONE PROJECT (GPA2024-0001; CA2024-0003; &
ZC2024-0001)

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SD DEPUTY

FILED

JUL 30 2026

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON December 20, 2024

Posted for 30 days

DEPUTY SARAH DUFFY

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SD DEPUTY

COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780
(714) 573-3100

NOTICE OF DETERMINATION

☐ Fee Exempt per Govt. Code Section 6103

Project Title: Enderle Center Rezone Project (GPA2024-0001; CA2024-0003; & ZC2024-0001)

State Clearing House No.: 2024020747

Type of Document: Environmental Impact Report

Project Location (including County): Enderle Center Dr., Yorba St. and 17th St., Tustin (Orange County)

Name and Address of Person or Agency Carrying Out Project: City of Tustin
300 Centennial Way
Tustin, CA 92780

Lead Agency Contact Person: Samantha Beier, Senior Planner, City of Tustin
Phone Number: (714) 573-3354

Project Description: The City is proposing an overlay zone ("overlay district") for the Project site to allow for future development of up to 413 housing units. The City is proposing a GPA to establish that higher density residential uses are allowed in the PCCB land use designation, when prescribed by either a Housing Overlay (HO) district or by a Specific Plan. Additionally, the Project anticipates the future nonresidential build out of up to 205,603 total square feet within the Project site, pursuant to the General Plan Housing Element.

This is to advise that the City of Tustin (☒Lead Agency ☐Responsible Agency) has approved the above described project on December 17, 2024, and has made the following determinations regarding the project:

1. The project {☒will ☐will not} have a significant effect on the environment.
2. ☒ An EIR was prepared for this project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ An Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures {☒were ☐were not} made a condition of project approval.
4. A Statement of Overriding Consideration {☒was ☐was not} adopted for this project.
5. Findings {☒were ☐were not} made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report and record of approval, is available to the general public at: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780 and online at <https://www.tustinca.org/1494/Housing-Element-Rezone-Project>.

Date 12/19/2024

Justina L. Willkom, Community Development Director

FILED

JUL 30 2026

HUGH NGUYEN, CLERK-RECORDER

BY: 8 DEPUTY

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Tustin
Address: _____
300 Centennial Way, Tustin, CA, 92780
Contact: Samantha Beier
Phone: 714-573-3354

Lead Agency (if different from above): _____

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024020747

Project Title: Enderle Center Rezone Project (GPA2024-0001; CA2024-0003; & ZC2024-0001)

Project Applicant: City of Tustin

Project Location (include county): @ Enderle Center Dr., Yorba St. and 17th St., Tustin, Orange County

Project Description:

The City is proposing an overlay zone ("overlay district") for the Project site to allow for future development of up to 413 housing units. The City is proposing a GPA to establish that higher density residential uses are allowed in the PCCB land use designation, when prescribed by either a Housing Overlay (HO) district or by a Specific Plan. Additionally, the Project anticipates the future nonresidential buildout of up to 205,603 total square feet within the Project site, pursuant to the General Plan Housing.

This is to advise that the City of Tustin has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12-17-2024 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.tustinca.org/HousingElementRezone

Signature (Public Agency): [Signature] Title: COO Director

Date: 12/19/2024 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FILED

JUL 30 2026

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: R DEPUTY

FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY:



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 12/20/2024 — 1093

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF TUSTIN

LEAD AGENCY EMAIL

DATE

12/20/2024

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202485001111

PROJECT TITLE

ENDERLE CENTER REZONE PROJECT (GPA2024-0001; CA2024-0003; & ZC2024-0001)

PROJECT APPLICANT NAME

CITY OF TUSTIN

PROJECT APPLICANT EMAIL

PHONE NUMBER

(714)573-3354

PROJECT APPLICANT ADDRESS

300 CENTENNIAL WAY

CITY

TUSTIN

STATE

CA

ZIP CODE

92780

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$4,051.25

\$

4,051.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,916.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,377.25

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☐ County documentary handling fee

\$

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

4,051.25

SIGNATURE

X Sarah Duffy

AGENCY OF FILING PRINTED NAME AND TITLE

SARAH DUFFY, DEPUTY

FILED

JUL 30 2026

HUGH NGUYEN, CLERK-RECORDER

BY:

[Signature]

DEPUTY



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Signature

Save

RECEIPT NUMBER:

30 — 07/30/2026 — 0657

STATE CLEARINGHOUSE NUMBER (If applicable)

2024020747

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF TUSTIN

LEAD AGENCY EMAIL

DATE

07/30/2026

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202685000895

PROJECT TITLE

CAMPO 17TH MIXED-USE DEVELOPMENT PROJECT (ENDERLE CENTER REDEVELOPMENT)

PROJECT APPLICANT NAME

STEVE THORP BWP CAMPO 1, LLC AND BWP CAMPOS2, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 992-2400

PROJECT APPLICANT ADDRESS

860 NEWPORT CENTER DR, STE 100

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:☐ Cash☐ Credit☒ Check☐ Other**TOTAL RECEIVED**

\$

50.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

ROBERTO URIOSTEGUI, DEPUTY CLERK

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20260000228526

Finalization No.: 20260000226745

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 07/30/2026 01:37 PM

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
Doc# 202685000895		\$50.00
Time Recorded 01:37 PM		

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#114

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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