



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 Drive, Suite 150

Newport Beach, CA 92660

(949) 992-2400

Lead Agency Contact Person: Jay Eastman, AICP, Assistant Director, City of Tustin

Phone Number: (714) 573-3101

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 be renovated. 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. 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.

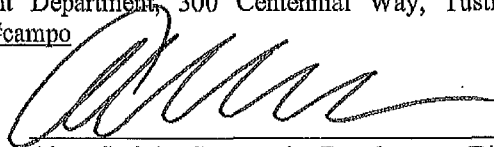
This is to advise that the City of Tustin (☒Lead Agency ☐Responsible Agency) has approved the above described project on September 15, 2026, and has made the following determinations regarding the project:

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.

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

Sept 16, 2026



Alexa Smittle, Community Development Director

Date Received for filing at OPR: _____