

## CHAPTER 12.0 REFERENCES

The references listed below in this preparation of the Draft Environmental Impact Report (EIR) for the proposed Plaza Banderas Hotel Project. Each of these documents is available at the City of San Juan Capistrano at the address listed below.

City of San Juan Capistrano  
Planning Department  
32400 Paseo Adelanto  
San Juan Capistrano, CA 92675  
ATTN: Mr. David Contreras, Senior Planner

Charles Hartman & Associates; "Conceptual Water Quality Management Plan (WQMP) for Plaza Banderas Hotel & Mixed Use;" June 2010.

City of San Juan Capistrano; General Plan; December 14, 1999.

City of San Juan Capistrano; "San Juan Capistrano General Plan Program Environmental Impact Report" (SCH No. 1999081117); September 1999.

City of San Juan Capistrano; "San Juan Capistrano General Plan Program Environmental Impact Report;" (SCH No. 1999081117); September 1999.

City of San Juan Capistrano; "Architectural Design Guidelines;" November 18, 2003.

Civic Solutions; "Comprehensive Development – Plaza Banderas" (Draft); July 29, 2010.

Environmental Data Resources; "The EDR Radius Map Report with GeoCheck – Plaza Banderas Hotel;" June 3, 2010.

Glenn Lukos Associates; "Results of Biological Surveys for the Plaza Banderas Hotel Project, Located in San Juan Capistrano, Orange County, California;" June 23, 2010.

GMU Geotechnical, Inc.; "Preliminary Geotechnical Report and Review of Conceptual Grading Plan, Plaza

Linscott, Law, & Greenspan Engineers, Inc.; "Traffic Impact Analysis Report Plaza Banderas, San Juan Capistrano California;" July 2010.

Tetra Tech, Inc.; "City of San Juan Capistrano Final Report – Sanitary Sewer System Master Plan;" January 21, 2004.

The Planning Center; "Noise and Vibration Technical Study for: Plaza Banderas Hotel Project;" July 2010.

The Planning Center; "Air Quality Technical Study for: Plaza Banderas Hotel Project;" July 2010.

