

**From:** [Claudette Diaz](#)  
**To:** [Liz Goebel](#)  
**Subject:** FW: Sonoma County Airport Hyatt Hotel - additional information for the record  
**Date:** Friday, July 8, 2022 9:51:37 AM  
**Attachments:** [1 - AECOM Memo re CRW Comments 6-27-2022.PDF](#)  
[2 - Healdsburg case judgment.pdf](#)

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**From:** scott cswland.com <[scott@cswland.com](mailto:scott@cswland.com)>  
**Sent:** Friday, July 01, 2022 12:25 PM  
**To:** Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>; Claudette Diaz <[Claudette.Diaz@sonoma-county.org](mailto:Claudette.Diaz@sonoma-county.org)>; Tennis Wick <[Tennis.Wick@sonoma-county.org](mailto:Tennis.Wick@sonoma-county.org)>  
**Subject:** Sonoma County Airport Hyatt Hotel - additional information for the record

Scott,

We received a copy of Riverwatch's comments on the MND, which contain only speculation. I've attached a memo from AECOM, the greenhouse gas consultant that prepared the original analysis, documenting that the Riverwatch letter identifies nothing new. I've also attached a trial court judgment in a case involving a hotel project in Healdsburg. That judgment rejects similar greenhouse gas claims Riverwatch asserted against that hotel, and also explains why the CAP decision Riverwatch references is not relevant to a project-level CEQA analysis for a hotel.

On behalf of Landmark, I am also confirming, based upon the extensive industry experience that Landmark has, that the Hyatt Hotel is designed, being developed and will be marketed as an airport hotel to provide accommodations close to the airport for those who would be travelling to the area anyway. Landmark does not anticipate that anyone would make a trip to the area that they otherwise wouldn't be making just to stay at an airport Hyatt, the hotel is not designed for any such hypothetical passengers, and there are no plans to market or advertise to any such hypothetical passengers. The hotel is not a destination resort and will not be operated as such. It is not logical for Riverwatch to speculate that many travelers would make a trip just to stay at an airport hotel.

Please include this email and attachments in the record and in the Board agenda packet.

Best Regards,

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