

APPENDIX C

Public and Agency Coordination/Consultation and Public Review

(This page is intentionally left blank.)

1. Scoping and Early Coordination

Scoping letters were mailed on July 1, 2019, to appropriate federal, state, and local government agencies, as well as other entities who may have a potential interest in or who have expressed an interest in the proposed project. Information on the proposed project, including project background, purpose and need, project description, proposed alternatives, and study area map, were mailed to all entities contacted in the following list. Copies of scoping letters and responses received appear below.

Agencies and concerned entities consulted formally or informally in preparation of this Environment Assessment include:

- New Mexico SHPO
- Friends of Conchas Lake State Park
- Adobe Bell Resort
- Tucumcari/Quay County Chamber of Commerce
- Tucumcari Economic Development Corporation
- Tucumcari Public Library
- Mesalands Community College
- Quay County
- Las Vegas/San Miguel County Chamber of Commerce
- San Miguel County
- Amarillo Chamber of Commerce
- Amarillo Economic Development Corporation
- Lubbock Chamber of Commerce
- Lubbock Economic Development Alliance
- New Mexico Hospitality Association
- New Mexico True/New Mexico Tourism Department
- Santa Rosa Chamber of Commerce
- City of Santa Rosa Information Center
- Guadalupe County
- USACE Historical Preservation Technical Center of Expertise

Responses to the comments received as a result of scoping and early coordination are provided in Table 1 below.

2. Public and Agency Review

Summary of Public and Agency Review Comments and Corps' Responses

Coordination and consultation have taken place between the Corps and the New Mexico State Historic Preservation Office under Section 106 of the National Historic Preservation Act (NHPA). The Corps has evaluated effects associated with the Project and following coordination with the New Mexico State

Historic Preservation Officer (SHPO) via teleconference on June 15, 2023, has determined that the Project does constitute an adverse effect to the Conchas Lodge complex. SHPO concurred with a formal determination of adverse effect on August 31, 2023 (HPD Log No. 120417). The Corps and SHPO are currently negotiating a Memorandum of Agreement outlining the mitigation measures to be implemented to resolve the adverse effect. Additionally, the Corps has notified the Advisory Council on Historic Preservation (ACHP), electronically via the e106 system, in a letter dated September 27, 2023, and the ACHP responded on October 6, 2023, and indicated that they will not participate in the Section 106 process. For more information regarding consultation in accordance with the NHPA see section 3.3 (Cultural Resources) in the EA and Appendix B.

The Corps has also afforded the Apache Tribe of Oklahoma, Comanche Nation of Oklahoma, Jicarilla Apache Nation, Kewa Pueblo, Kiowa Tribe, Mescalero Apache Tribe, Navajo Nation, Pueblo de Cochiti, Pueblo of Isleta, Pueblo of Jemez, Pueblo of Tesuque, Pueblo of Zuni, the Hopi Tribe, and Wichita and Affiliated Tribes the opportunity to participate in the Section 106 process pursuant to 36 CFR § 800.2 and 36 CFR § 800.4, in a letter dated August 18, 2023, and none of these tribes have indicated any tribal concerns related to the Project or asked to participate as a consulting party in the Project.

A public meeting was held virtually on May 30, 2023. A presentation was provided regarding the proposed alternatives and input from the attendees requested and is included below, as well as the announcement. Additionally, the following email inbox was created for submitting comments: ConchasLodge@usace.army.mil.

The Draft DPR/EA was posted on the Albuquerque District website and was available for public review from June 6- July 7, 2025. A Notice of Availability was published in the Las Vegas Optic on June 6, 2025. The Notice of Availability was sent electronically directly to the following agencies and entities:

- Friends of Conchas Lake State Park
- Adobe Bell Resort
- Tucumcari/Quay County Chamber of Commerce
- Tucumcari Economic Development Corporation
- Tucumcari Public Library
- Mesalands Community College
- Quay County
- Las Vegas/San Miguel County Chamber of Commerce
- San Miguel County
- Amarillo Chamber of Commerce
- Amarillo Economic Development Corporation
- Lubbock Chamber of Commerce
- Lubbock Economic Development Alliance
- New Mexico Hospitality Association
- New Mexico True/New Mexico Tourism Department
- Santa Rosa Chamber of Commerce
- City of Santa Rosa Information Center
- Guadalupe County

Comments to-date have been received from the New Mexico SHPO and several private individuals. A summary table of the comments and Corps' responses is provided below. Similar comments have been combined. Comment letters are provided after the summary table.

(This page is intentionally left blank.)

Table 1: Summary of Public Review Comments and Corps' Responses

Comments Received as Part of the Initial Scoping Process and Public Meeting			
ID	Commenter	Comment	USACE Response
1	SHPO	A letter dated August 2, 2019, acknowledges ongoing consultation with the Corps under Section 106 of the National Historic Preservation Act and requests additional information on the environmental planning process and alternatives under consideration.	The Corps appreciates the early coordination efforts and engagement by the SHPO regarding this project. Additional information was provided and comments/questions addressed during the section 106 consultation process (See section 3.3 in the EA and Appendix B).
34	Private Individuals	Several private individuals submitted comments supporting the project and identifying preferred alternatives. Most of these commenters are from the surrounding area and have a long-standing history of visiting Conchas Lake and the Lodge. As such, it is not surprising that the majority of responses expressed support for rehabilitating the Lodge for public use/events. Further, providing rooms for lodging and the re-establishment of a restaurant as part of the renovation was a common theme. Some commenters also noted that the proposed project has the potential to increase tourism and provide economic benefits.	The Corps understands that the surrounding communities maintain strong ties to the Conchas Lake Project Site; and this was an important consideration as part of developing the design and end-use for the Lodge. Available funding and staffing levels, as well as the overall mission of our agency, restrict our ability to operate and maintain a commercial property.

Public Review Comments and Corps' Responses (continued)

Comments Received as Part of the Initial Scoping Process and Public Meeting			
ID	Commenter	Comment	USACE Response
11	Private Individuals	<p>Following the 2023 public scoping meeting, 11 individuals submitted comments supporting the then-proposed partial demolition- partial renovation project. There were several questions and offers to contact elected representatives.</p> <p>Most commenters are either residents or long-time visitors to Conchas Lake. They emphasized the Lodge's beauty, unmatched views of the lake, historical significance, and significance to the community. "Bringing life back to Conchas" was a common theme. Dismay over the deterioration of the Lodge was another. "Not preserving the lodge would be such a loss for the Conchas Dam area and New Mexico. Its sitting there deteriorating for so many years has been hard to watch."</p> <p>Commenters expressed support for preserving/renovating guest rooms. One person suggested rebuilding hotel rooms on the west end of the lodge with views from windows and balconies facing the lake. Several commenters emphasized the significance of the public areas of the lodge (restaurant and lobby) to the community as a gathering place.</p> <p>There is a desire for a return of recreational amenities that formerly existed on the south side, such as a restaurant, store/ gift shop, marina, and service station for boats.</p> <p>One person suggested USACE not only preserve the original building and patio, but provide photos of the place it used to be.</p> <p>The owner of a brewing company expressed interest in looking at the lodge facilities.</p>	

Public Review Comments and Corps' Responses (continued)

Comments Received as Part of the Initial Scoping Process and Public Meeting			
ID	Commenter	Comment	USACE Response
		<p>Some creative suggestions included:</p> <ul style="list-style-type: none">• Remove the motel and have a nice outdoor area or covered pavilion that could accommodate food vendors or food trucks that would use the area.• Opportunity for a less-traditional concessionaire setup that would allow for seasonal flexibility and varied uses. The restaurant portion could be rented to different concessionaires or food trucks on weekends during the summer and rented to tourists/residents to hold community events during the winter.• Demolish the non-original buildings but leave the first-floor slabs and plumbing for a "tiny home" village for individual rentals, or to allow RV parking with electric and plumbing hook-ups.• Schedule an open house for the community to walk the lodge property to get some context ... and give the community more education to the goals and limitations USACE has to work with. An open house would also help the community become an ally to the USACE by having a chance to contribute and it would be great step in community morale.	

Public Review Comments and Corps' Responses (continued)

Comments Received as Part of the Initial Scoping Process and Public Meeting			
ID	Commenter	Comment	USACE Response
		<p>Questions asked by commenters included:</p> <ul style="list-style-type: none">• Where do you believe the additional funds will come from to complete the project?• We don't see anything in the slides regarding operations and management costs after the restoration. Who would take this on?• What are the estimates of use/revenue by residents and guests? Does the plan include reopening the bar?• Is there any word on the Adobe Belle Cabins whether they are being renovated and re-opened again?• What are the estimated costs and how much has been appropriated?• Has it been nominated for historic designation?• Are there any ongoing fund drives?	
Comments Received in Response to the Public Notice Regarding the Draft EA			

Public Review Comments and Corps' Responses (continued)

Comments received during public review of the Draft Environmental Assessment to be added here.