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# STEAMBOAT BUCKWHEAT SURVEY REPORT

**APNS 049-385-03, 049-392-11,  
049-392-12, and 049-392-13  
Washoe County, Nevada**

*Prepared for*

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## LIST OF ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
GPS	Global Positioning System
McGinley	McGinley and Associates, Inc.
NAC	Nevada Administrative Code
NDF	Nevada Division of Forestry
NRS	Nevada Revised Statutes
Panattoni	Panattoni Development Company, Inc.
Project	APNS 049-385-03, 049-392-11, 049-392-12, and 049-392-13
Survey Area	The area surveyed for Steamboat buckwheat

## 1. INTRODUCTION

McGinley and Associates, Inc. (McGinley) was contracted by Panattoni Development Company, Inc. (Panattoni) to conduct a survey for Steamboat buckwheat (*Eriogonum ovalifolium* var. *williamsiae*) within Washoe County Assessor Parcel Numbers (APNs) APNS 049-385-03, 049-392-11, 049-392-12, and 049-392-13 (Project). The Project is located entirely on private lands in the Steamboat Hills immediately south of Reno, Nevada (Figure 1). The Project is approximately 88 acres in size.

The Steamboat buckwheat (buckwheat) is listed by the Nevada Division of Forestry (NDF) State Forester as endangered and threatened with extinction. Per Nevada Revised Statutes (NRS) 527.260 to 527.300, no endangered plant may be removed or habitat destroyed except under special permit issued by the State Forester. Private lands are subject to NRS 527.260 to 527.300. The primary purpose of the survey was to map the location of buckwheat occurrences within the Project area to assist Panattoni in identifying a development footprint that avoids or minimizes impacts to buckwheat. This report provides the requisite data to initiate the NDF permitting process, should Panattoni conduct activities within buckwheat habitat or which may remove buckwheat individuals.

## 2. METHODS

McGinley biologists conducted a detailed survey for buckwheat within the entire Project area (Survey Area), between September 29 and 30, 2020. The Survey Area totaled 88 acres. To conduct the survey, McGinley biologists traversed the Survey Area while scanning for buckwheat. Survey transects were spaced such that 100% visual coverage of the Survey Area was accomplished. Survey tracks were collected by each biologist.

High spatial resolution global positioning system (GPS) units (EOS Arrow 100) were used to collect sub-meter accuracy locations of all encountered buckwheat individuals and populations. When buckwheat individuals were encountered, a point was collected with the GPS unit. In areas with a high density of buckwheat individuals (i.e. populations on preferred soil types), a polygon feature was collected by navigating around the population.

## 3. RESULTS

A total of 19 miles of transects were surveyed by McGinley biologists throughout the entire Survey Area. Approximately eight buckwheat individuals (in a single population) were encountered and recorded (Figure 2), totaling 2.3 square meters of buckwheat populations mapped throughout the Survey Area. A shapefile of the buckwheat population (polygon) will be provided to Panattoni. Photos of the buckwheat encountered during the survey can be found in Appendix A.

## 4. DISCUSSION

The Steamboat buckwheat is confined to a unique habitat of young, shallow, poorly-developed soils derived from siliceous sinter materials deposited by past thermal spring flows. This soil type comprised three acres of the Project Area near the southern border, and contains the only buckwheat population in the Project Area (see Figure 2). The majority of the Project area is unsuitable habitat for buckwheat and contains no buckwheat populations.

Per NRS 527.270, all activities conducted on or beneath the surface that would, or has the potential to, negatively impact the Steamboat buckwheat and/or its habitat, must be permitted prior to initiating any activity. Should Panattoni wish to conduct activities which have potential to impact Steamboat buckwheat and/or its habitat, a Disturbance or Destruction of Critically Endangered Species Permit (permit), per Nevada Administrative Code (NAC) 527.260-290, would be required. The permit

acquisition process generally follows the below steps, which may be completed by a contracted biologist on behalf of the project proponent.

- The process is initiated by submitting a brief report of findings (i.e. this report) to the NDF Resource Management Officer (Ms. Anna Higgins). The report shall include survey results, and the planned project activities and associated disturbances;
- After reviewing the report, NDF will discuss with the proponent the accepted monitoring and mitigation measures to be included in the permit application;
- The proponent then completes all sections required for the permit for submittal to NDF; and,
- NDF then has 30 days from receiving the application to grant or deny the permit.

Should the areas delineated as buckwheat habitat on Figure 2 be avoided during development activities, a permit from the NDF would not be required.

## 5. CLOSING

McGinley trusts the information provided herein satisfies the requirements of Panattoni at this time. Should you have any questions regarding this report, or the recommendations provided herein, please contact Gareth Blakemore at (775) 432-4792 or [Biology@mcgin.com](mailto:Biology@mcgin.com).

Respectfully submitted,

**McGinley and Associates, Inc.**

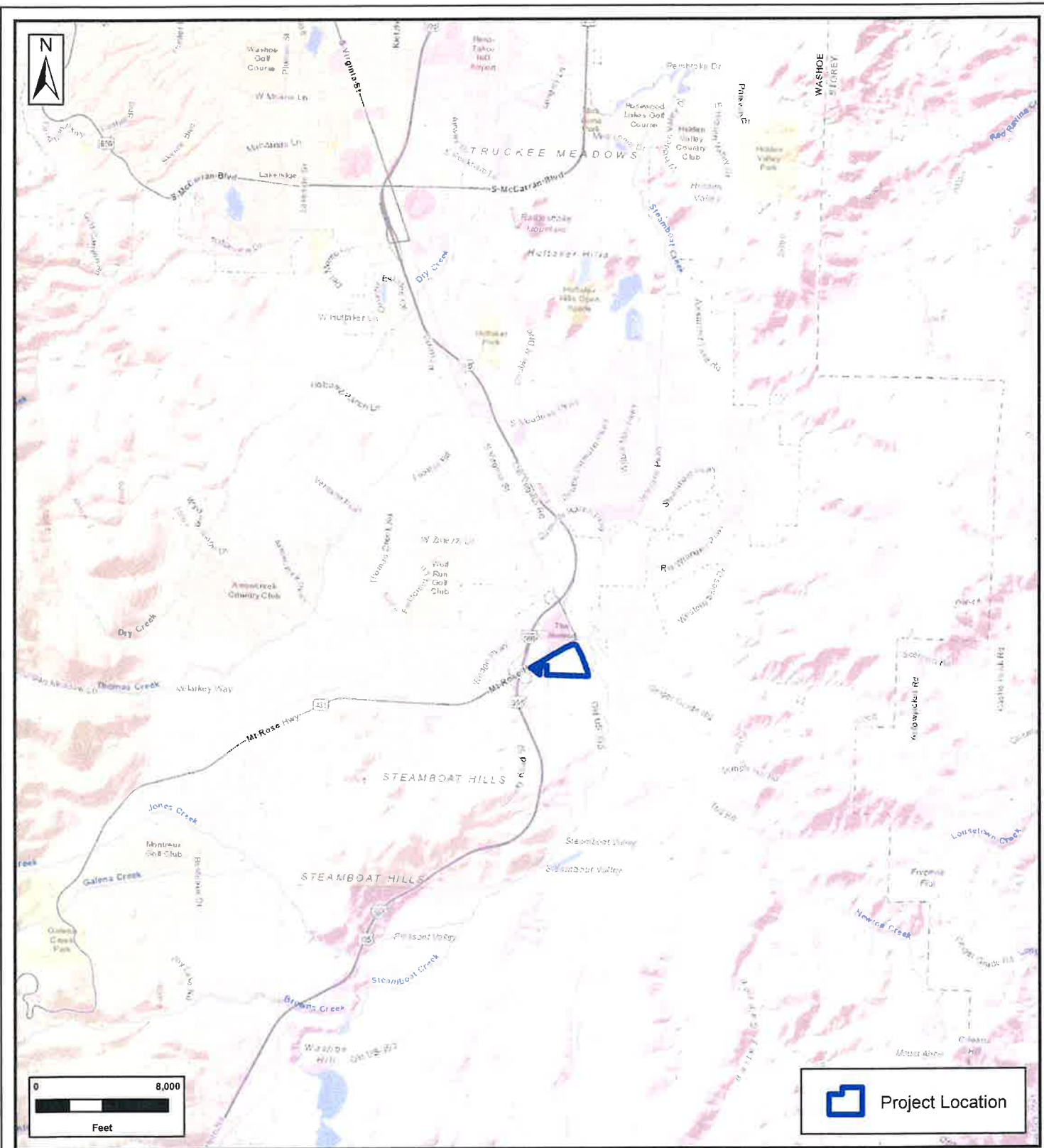
A handwritten signature in black ink, appearing to be 'G. Blakemore', with a long horizontal flourish extending to the right.

Gareth Blakemore, MS  
Lead Biologist

# FIGURES

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**FIGURE 1**

TITLE:  
**SITE MAP  
 -SHOWING-  
 PROJECT LOCATION  
 PANATTONI DEVELOPMENT  
 COMPANY, INC.  
 WASHOE COUNTY, NV**

JOB NO.:  
**PANA002**

DATE:  
**10/12/2020**

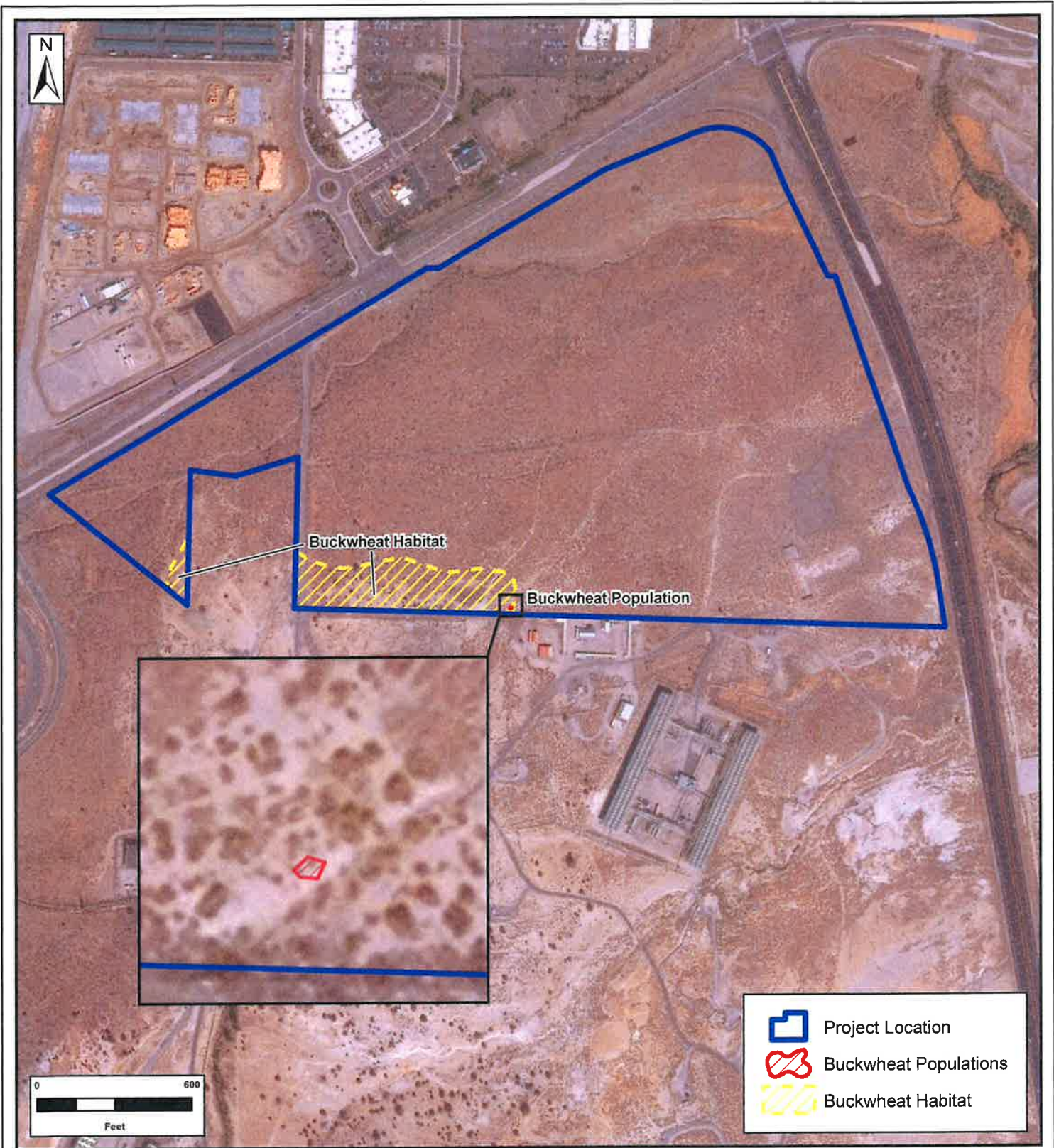


**McGinley & Associates**  
 Environmental Engineering and Science  
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FILE:  
**Project Location**

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N**

DESIGNED	SK	CHECKED	GB	REVISION:
DRAWN	SK	APPROVED	GB	-



## FIGURE 2

TITLE:  
**SITE MAP  
 -SHOWING-  
 STEAMBOAT BUCKWHEAT  
 SURVEY RESULTS  
 PANATTONI DEVELOPMENT  
 COMPANY, INC.  
 WASHOE COUNTY, NV**



FILE:  
**Steamboat Buckwheat Survey Results**

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N**

JOB NO.:  
**PANA002**

DATE:  
**10/12/2020**

REF.	DESIGNED	SK	CHECKED	GB	REVISION:
	DRAWN	SK	APPROVED	GB	

# **APPENDIX A**

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## **Steamboat Buckwheat Photos**



**Buckwheat Individuals Photo #1**



**Buckwheat Individuals Photo #2**



**Buckwheat Population Photo #3**