

Exhibit B

Talus Valley PUD Action Items related to the proposed Tentative Map:

Below is a list of Action Items that are identified within the Talus Valley PUD that are triggered by the current request: (RED – Completed or Included in Application; GREEN – Future Action Item)

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>	<u>Status</u>
Manage existing uses (agricultural uses/Aggregate pits)	Master Developer	Aggregate Pit SUP reviewed by City of Reno	Until full build out of the project or until the use is exhausted	IN PROGRESS
Installation of Backbone Roadways	Master Developer	Dedicated to the City of Reno	Per phasing plan through full build out	IN PROGRESS & INCLUDED IN APPLICATION
Submit a Trip Generation Letter	Master Developer or Village Builder	City of Reno	With each Tentative Map, Special Use Permit, or Site Plan Review	INCLUDED IN APPLICATION
South Meadows Parkway/Talus Valley Parkway (Road A) Improvements: Build Signal, turn lanes, westbound acceleration, restripe northbound approach to include one-left turn pocket, one - through lane, and one right-turn pocket	Master Developer	City of Reno/RTC	Per Phasing Plan through full buildout	IN PROGRESS
Bicycle and Pedestrian Facilities along South Meadow's Parkway Frontage	Master Developer	City of Reno	Per Phasing Plan through full buildout	IN PROGRESS
Installation of Backbone Sanitary Sewer	Master Developer	Dedicated to the City of Reno	Per phasing plan through full build out	IN PROGRESS
Sanitary Sewer Will Serve Letters	Master Developer	City of Reno/ Washoe County	Prior to each final map or building permit as applicable	TO BE INCLUDED WITH EACH FINAL MAP
Installation of Backbone Domestic Water Service	Master Developer	Dedicated to TMWA	Per phasing plan through full build out	IN PROGRESS
Interior Streets and utilities (Public)	Village builder TBD	City of Reno / Dedicated to City of Reno	Built as part of associated village or commercial development	PROPOSED IN APPLICATION
Flood Storage/CLOMR/City of Reno Letter of Concurrence	Master Developer	FEMA/City of Reno	Prior to any grading activities identified in the existing flood zone	COMPLETE January 23, 2023 (Case No. 22-09-0303R)
Dedication of 8 acres for public elementary school site (Talus Valley School Agreement)	Master Developer	Dedicated to Washoe County School District	Agreement prior to certification of the final handbook, dedication TBD by WCSD	AGREEMENT COMPLETED. DEDICATION TBD BY WCSD.
Development Plan accounting of units/acreages	Master Developer	Update provided to City of Reno with development applications	Tentative Map or Building Permit as applicable	INCLUDED IN APPLICATION

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>	<u>Status</u>
Talus Valley Residential Construction Tax Agreement	Master Developer	Agreement with City of Reno	Prior to certification of the final handbook	AGREEMENT COMPLETED
Architectural Builder Design Guidelines	Master Developer	City of Reno (Review and Comment)	Prior to first tentative map or building permit as applicable	TO BE SUBMITTED TO CITY PRIOR TO FINAL MAP
Design Review	Master Developer	N/A	Prior to submitting each development application	TO BE INCLUDED WITH EACH FINAL MAP
A FEMA Conditional Letter of Map Revision (CLOMR) shall be prepared and approved to depict the new floodways contained within the proposed storm drain channels, detention, and/or other flood control facilities (including Thomas and Steamboat Creeks). The CLOMR shall be prepared in compliance with the effective FEMA floodway in place at the time of submittal. Should the regional LOMR not be in effect, the improvements designed with the CLOMR will also be analyzed with the proposed regional LOMR to confirm future compliance.	Master Developer	City of Reno	Prior to the approval of any grading or site improvement permit within the City of Reno's Critical Flood Zone 1	COMPLETE January 23, 2023 (Case No. 22-09-0303R)
Provide approved plans for the disposition of storm waters generated on site up to and including a 100-year frequency storm, including any necessary easements. routing of peak flows shall be based on the 100-year, 24-hour storm event. Final hydrology must account for the peak of storm flows generated by the 100-year storm event, and final design shall incorporate measures to assure that the improvements are in compliance with FEMA regulations.	Master Developer	City of Reno	Prior to the issuance of the first building permit in the first Tentative Map	TO BE INCLUDED WITH EACH FINAL MAP
Demonstrate the proposed storm water collection, conveyance, and discharge facilities within area proposed to be developed mitigate upstream and downstream impacts and meet the City's minimum requirements for erosion control, storm water flow velocities, and energy dissipation.	Master Developer	City of Reno	Prior to the approval of each building permit or Final Map, as applicable	TO BE INCLUDED WITH EACH FINAL MAP

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>	<u>Status</u>
Create a limited purpose association under NRS Chapter 116 which shall be responsible for the ownership, operation and maintenance of private storm drain and flood plain improvements and parks within the Project.	Master Developer	City of Reno	Prior to the recordation of the first residential subdivision final map for an individual village	TO BE INCLUDED WITH EACH FINAL MAP
Provide a trip generation letter which includes all previously approved development associated with the Revised PUD Handbook to verify the traffic impact is within the envelope provided in the PUD's Traffic Impact Study. If the trip generation letter indicates that the trips exceed the anticipated levels, the Master Developer shall be required to amend the PUD to address such increased levels.	Master Developer	City of Reno	Prior to approval of each Tentative Map, Site Plan Review or Special Use Permit, as applicable	INCLUDED IN APPLICATION
An Affordable Housing charitable donation of up to \$500 per dwelling unit, to be donated at the time of building permit on each residential unit in the Project to the Reno Land Trust or its designee for affordable housing projects in the City of Reno.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook, and upon issuance of each building permit per residential unit as applicable	TO BE INCLUDED WITH EACH FINAL MAP
A Public Safety charitable donation of i) up to \$150 per dwelling unit for police and rescue first response services provided by the City of Reno; ii) up to \$500 per dwelling unit for fire stations, fire protection equipment or to support the provision of fire protection services within the City of Reno. Such donations shall be made to the City of Reno at the time of issuance of building permits for a residential unit.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook, and upon issuance of each building permit per residential unit as applicable	TO BE INCLUDED WITH EACH FINAL MAP
A School Site Identification Agreement with the Washoe County School District in the form previously presented to the City Council or such other form agreeable to the Developer and Washoe County School District.	Master Developer	Agreement with the Washoe County School District	Subject to approval of the PUD Handbook	AGREEMENT COMPLETED

<u>Action Items identified in PUD</u>	<u>Responsibility</u>	<u>Review/Coordination</u>	<u>Timeframe for Implementation</u>	<u>Status</u>
A youth sports donation of up to \$50 per dwelling unit to be donated to the City of Reno at the time of the issuance of building permits and used for public sports facilities in the City of Reno for youth sports.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook, and upon issuance of each building permit per residential unit as applicable	TO BE INCLUDED WITH EACH FINAL MAP
A Parks agreement pursuant to which Developer will dedicate an 11 acre unimproved park site within the Project to the City; City shall issue Residential Construction Tax credits equal to 100% of the Project's approved density to Master Developer; and Master Developer will agree to construct and require the NRS Chapter 116 association to maintain improvements to the 11 acre community park.	Master Developer	Agreement with the City of Reno	Subject to approval of the PUD Handbook	AGREEMENT COMPLETED

Development Statistics Summary

The following is a summary of the development statistics of the site:

Total Site Area:	20.82± acres
Total Lots:	144 Lots (Village 22A & 22B)
Net Density:	10.1± du/acre
Gross Density:	6.9± du/acre

Village 22A

Total Lots:	91 Lots
Min Lot Size:	3,500 Sq. Ft.
Max Lot Size:	5,461 Sq. Ft.
Average Lot Size:	3,884 Sq. Ft.

Village 22B

Total Lots:	53 Lots
Min Lot Size:	4,500 Sq. Ft.
Max Lot Size:	10,708 Sq. Ft.
Average Lot Size:	5,072 Sq. Ft.

Total Lot Area:	14.28± acres (69%)
Total Right of Way (ROW):	5.1± acres (25%)
Total Common Area/Open Space:	1.46± acres (6%)