

## **EXHIBIT B**

### **Conditions of Approval**

#### **Soler & Anides Subdivision**

**945 E Newport Ave**

**October 8, 2025**

1. Lots shall be renumbered sequentially starting with Lot 1. Lots 1 and 2 of the Bratton Replat shall not be included in the lot numbering. Remove the existing lot lines on Lot 3.
2. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
3. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
4. Thirty feet for E Hurlburt Ave frontage shall be dedicated from the current terminus to the west edge of the development site and shall be improved to local street standards with sidewalk, curb, gutter, drainage, and a half street plus 10 feet of paving along the north development site frontage.
5. Extension of E Hurlburt Ave will require relocation of an existing ditch inlet located in the existing alley. Applicant/developer shall bear all costs associated with relocation of this inlet as part of street construction.
6. E Newport Ave shall have improvements in the form of sidewalk, curb, gutter, drainage improvements, and infill paving for the entire development frontage.
7. A portion of the Hermiston Drain extends along the north boundary of Lots 3, 4, 5, 6, and 14. The city will require the dedication of an easement for the protection of and access to the drain in this area. The width of the easement shall include the ditch and be established from the top of the ditch bank plus 10 feet for the protection of access for maintenance vehicles.
8. The applicant/developer shall install an eight inch water main in E Hurlburt Ave from the current terminus to the west edge of the development site.
9. The applicant/developer shall install an eight inch sanitary sewer main in E Hurlburt Ave from the current terminus to the west edge of the development site. Lots on E Hurlburt Ave shall be serviced with gravity sewer; force mains are not allowed.

10. The property lies within an area subject to potential groundwater pollution hazards due to high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
11. The applicant shall submit a geotechnical report considering the depth of groundwater within the development. Finished grades of all building pads shall be no less than four feet above the seasonal high ground water table.
12. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction.