

Exhibit B
Conditions of Approval
Ranch and Home 2nd Replat
2500 and 2550 Highway 395 S
August 5, 2026

Subject to the deliberations of the planning commission and public testimony received, the following draft conditions of approval are presented.

1. Applicant shall receive certification pursuant to ORS 92.090 (7) from the governing irrigation district prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the governing irrigation district has certified the final plat is located within the district boundary for the purposes of receiving services and subjecting the subdivision to the fees and other charges of the district.