Exhibit B

Conditions of Approval

Victory Lighthouse Preliminary Replat

1940 and 1990 NE 10th Street

November 12, 2026

On August 5, 2026, the planning commission approved the preliminary replat subject to the following conditions:

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. All irrigation easements shall be added to the plat as applicable. **This certification will be obtained on the final copy of the replat.**
2. The owner of Parcels 1 and 2 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 10th Street. Additionally, at the time Parcel 1 further develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157. **The city will prepare this document for signature upon recording of the final plat.**
3. The owner of Parcels 2 and 3 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of E Theater Lane. Additionally, at the time Parcel 3 develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157. **The city will prepare this document for signature upon recording of the final plat.**
4. The owner of Parcel 3 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 13th Street. Additionally, at the time Parcel 3 develops, street improvements are required per the City of Hermiston development standards in Chapter 157. **The city will prepare this document for signature upon recording of the final plat.**
5. Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with

157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems shall be developed in conjunction with the Departments of Environmental Quality and Water Resources. **This condition will be required as building permits are issued and development review occurs.**

6. Topographic information in the form of contour lines, utility locations, grades of streets, and other information necessary for the consideration of residential subdivision shall be provided with civil drawings submitted as part of any residential development application for Parcel 3. **This information will be required during civil review of any subdividing.**