

Exhibit B
Conditions of Approval
Olmedo Minor Partition
600 SE 7th Street
May 13, 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 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.
2. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Prior to the development of lots containing cemented hardpan, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards.
3. In accordance with §154.19(F)(3) of the Hermiston Code of Ordinances, each access for Parcels 2 and 3 shall be paved to a width of at least 20 feet at such time that a dwelling is constructed on that parcel.
4. All costs associated with connection to water and sewer services for Parcels 1, 2 and 3 shall be borne by the developer of each parcel.